



**Rochford District  
Council**

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**1999**

**January - December**

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**Rochford District  
Council**

# **ROCHFORD DISTRICT COUNCIL MINUTES**

**1999**

**May**

# ROCHFORD DISTRICT COUNCIL

## Minutes of the Council

At a Meeting held on 20th May 1999. Present: Councillors D.R. Helson (Chairman), R. Adams, R S. Allen, G.C. Angus, B.R. Ayling, P A. Beckers C.I Black, T G. Cutmore, J.M Dickson, D.F Flack, D.M. Ford, Mrs J Ford, G. Fox, K A. Gibbs, Mrs. J M. Giles, J E. Grey, Mrs H.L.A. Glynn, Mrs. J Hall, N Harris, Mrs. E.M. Hart, Mrs J Helson, A. Hosking, Mrs. A.R. Hutchings, V D. Hutchings, C C. Langlands, V.H Leach, Mrs. S.J. Lemon, T. Livings, G.A. Mockford, C.R. Morgan, R.A Pearson, P.D. Stebbing, Mrs. W.M Stevenson, Mrs M.S. Vince, R E. Vingoë, Mrs. M J Webster, P.F.A Webster D A. Weir and Mrs. M.A Weir.

Apologies: Councillor D.E. Barnes.

### 165. ELECTION OF THE CHAIRMAN OF THE COUNCIL FOR 1999/2000

Resolved that Councillor D.R. Helson be elected Chairman of the Council for the ensuing year.

Councillor D.R. Helson then made the statutory Declaration of Acceptance of Office as Chairman.

### 166. APPOINTMENT OF VICE-CHAIRMAN OF THE COUNCIL FOR 1999/2000

Resolved that Councillor Mrs. W.M. Stevenson be appointed Vice-Chairman of the Council for the ensuing year.

Councillor Mrs. W.M. Stevenson then made the statutory Declaration of Acceptance of Office as Vice-Chairman.

### 167. LEADER OF THE COUNCIL

Resolved that, in view of the balanced nature of the Council, Officers report to the next Meeting of the Finance and General Purposes Committee on the options for appointing a Member to act as spokesperson for the Council (CD(LP&A))

### 168. APPOINTMENT OF CHAIRMAN'S CHAPLAIN

The Chairman had invited the Rev. David Parrott of Holy Trinity Church, Rayleigh to serve as his Chaplain during 1999/2000.

### 169. ELECTION

Council received the results of the District Council election held on 6th May 1999.

### 170. RECORD OF ATTENDANCES

Council received the record of attendances at Council, Committee, Sub-Committee, Panel, Working Group and Working Party Meetings during the Municipal Year 1998/99

### 171. APPOINTMENT OF STANDING COMMITTEES AND THEIR DEPENDANT SUB-COMMITTEES, PANELS, WORKING GROUPS AND WORKING PARTIES

In accordance with the requirements of legislation governing pro-rata representation, the Proper Officer had received details of the membership of the Political Groups, attached at Appendix 1 for ease of reference.

A Notice of Motion had been received from the Labour Group relating to the reconstitution of the Group Leaders Panel and the appointment of Chairmen to



Committees and Sub-Committees. This was moved by Councillor C R. Morgan and seconded by Councillor D F Flack.

In presenting the motion, Councillor C.R Morgan wished to emphasise that it had been formulated with a view to maintaining responsible democratic representation of the electorate's wishes given the balanced nature of the Council.

During debate, the leader of the Conservative Group indicated that his Group would not be able to support the motion. On a requisition pursuant to Standing Order 24(2) a recorded vote was taken on the Motion as follows:-

For (28)

Councillors R.S. Allen, G.C. Angus, B.R. Ayling, P.A. Beckers, C I. Black, J.M. Dickson, D.F. Flack, D.M. Ford, Mrs. J.E. Ford, G. Fox, Mrs. J M. Giles, Mrs. H L A. Glynn, Mrs. J. Hall, N. Harris, D.R. Helson, Mrs. J Helson, A. Hosking, Mrs. A.R. Hutchings, V.D. Hutchings, V.H. Leach, Mrs S.J. Lemon, C.R. Morgan, P.D. Stebbing, Mrs. W.M. Stevenson, Mrs. M.S. Vince, R.E. Vingoe, D.A. Weir and Mrs. M.A. Weir.

Against (0)

Abstentions (11)

Councillors R. Adams, T G. Cutmore, K.A. Gibbs, J E. Grey, Mrs. E.M. Hart, C.C. Langlands, T. Livings, G.A. Mockford, R.A. Pearson, Mrs. M.J. Webster and P.F A. Webster.

The motion was declared carried and it was.-

**Resolved**

- (1) That the Group Leaders Panel be reconstituted.
- (2) That Chairs of main and Sub-Committees be appointed between the Parties on a pro rata basis according to Group size.
- (3) That, in the event of any group failing to meet its democratic responsibility to the electorate, the Chairs allocated to that Group to be distributed on the same basis as (2) amongst those Groups prepared to ensure the proper running of the Council.

The Chief Executive confirmed that he would submit a report to the next meeting of Full Council with regard to the terms of reference and operation of the Group Leaders Panel

The meeting was then adjourned for a short recess to enable Group Leaders to consider the pro rata position with regard to Chairs and Committee/Sub-Committee membership

On re-convening, it was:-

**Resolved**

- (1) That the Chairmanship of Committees and their dependant bodies should be allocated amongst the Political Groups as follows:-

<u>Group</u>	<u>Number</u>
Liberal Democrat	8
Labour	8
Hockley Residents Association	2

- (2) That the Chairman and Vice-Chairman of the Standing Committees be as follows:-

### Audit Services

Chairman Cllr. N Harris  
Vice-Chairman Cllr Mrs. J. Hall

### Community Services

Chairman Cllr. Mrs. W.M Stevenson  
Vice-Chairman Cllr. Mrs. M S Vince

### Finance and General Purposes

Chairman Cllr. C R. Morgan  
Vice-Chairman Cllr G. Fox

### Planning Services

Chairman Cllr. R.E. Vingoe  
Vice-Chairman Cllr. Mrs H.L.A. Glynn

### Transportation and Environmental Services

Chairman Cllr. V.H. Leach  
Vice-Chairman Cllr. A. Hosking

(3) That the pro rata allocation of seats on Committees and Sub-Committees be as follows.-

Committees	Places	Lib.Dem	Labour	Con.	HRA	Ind
Audit	11	4	3	3	1	-
Transportation & Environmental Services	20	6	6	6	1	1
Community Services	20	6	6	6	1	1
Finance & General Purposes	20	7	6	5	2	-
Sub-Committees						
Local Review Board	5	2	1	1	-	1
CCT Panel	6	2	2	1	1	-
Pets in Sheltered Schemes WP	7	2	2	2	1	-
Partnership	7	2	2	2	-	1
Structural & Procedural Review Working Group	8	3	2	2	1	-
Mill Hall WP	11	4	3	3	1	-
Housing Management	12	4	4	3	0	1
Leisure	12	4	3	3	2	-
Corporate Resources	12	4	4	3	1	-
Environmental Health	12	4	4	4	-	-
Planning Policy	12	3	4	4	1	-
Transportation	12	4	4	3	1	-
Community Safety	13	4	4	4	1	-

### 172 DATES OF MEETINGS

Councillors agreed the timetable of meetings for 1999/2000.

173. **APPOINTMENT OF REPRESENTATIVES TO OUTSIDE BODIES AND ORGANISATIONS - 1999/2000**

Members had before them the final schedule of nominations so far received in respect of Outside Bodies and Organisations and it was:-

**Resolved**

(1) That representatives be appointed to the uncontested seats as set out in Appendix 2 to these Minutes.

(2) That, unless otherwise indicated, the person so appointed be authorised to arrange for the attendance when necessary of a substitute Member at meetings of outside bodies and organisations

(3) That all the residual matters relating to Outside Bodies and organisations be referred to the Finance and General Purposes Committee for consideration. (HAMS)

174. **APPOINTMENT OF MEMBER WITH A SPECIAL RESPONSIBILITY FOR THE DISABLED WITH REGARD TO PLANNING APPLICATIONS**

**Resolved**

That the Chairman and Vice-Chairman of the Planning Services Committee be so appointed

The meeting closed at 9 10 p m.

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## ROCHFORD DISTRICT COUNCIL

## Membership of Groups

The division of Members of the Council into political Groups and the appointment of the Leaders and Deputy Leaders as advised by Notice to the Proper Officer pursuant to Regulation 8 of the Local Government (Committees and Political Groups) Regulations 1990 is as follows:-

Liberal Democrat Group (13)

Cllr. B.R. Ayling  
Cllr. D E. Barnes  
Cllr. P.A. Beckers  
Cllr. C.I. Black  
Cllr Mrs J.M. Giles  
Cllr. Mrs. H.L.A. Glynn  
Cllr. Mrs. J. Hall  
Cllr. N. Harris  
Cllr. D. Helson  
Cllr. Mrs. J. Helson  
Cllr. A. Hosking  
Cllr. V.H. Leach  
Cllr. Mrs. S J. Lemon

Leader: Cllr V.H. Leach  
Deputy Leader: Cllr Mrs. J M. Giles

The Labour Group (12)

Cllr. G C. Angus  
Cllr. J.M. Dickson  
Cllr. D F Flack  
Cllr. Mrs. J.E. Ford  
Cllr D M Ford  
Cllr. G. Fox  
Cllr. C.R. Morgan  
Cllr. P D. Stebbing  
Cllr. Mrs. W.M Stevenson  
Cllr. Mrs. M S. Vince  
Cllr. D A. Weir  
Cllr. Mrs. M.A. Weir

Leader. Cllr. C.R. Morgan  
Deputy Leader. Cllr. Mrs. W.M Stevenson

Conservative Group (11)

Cllr. R. Adams  
Cllr. T.G. Cutmore  
Cllr K A. Gibbs  
Cllr J.E. Grey  
Cllr. Mrs E.M. Hart  
Cllr. C.C. Langlands  
Cllr. T. Livings  
Cllr. G A. Mockford  
Cllr. R.A. Pearson  
Cllr. Mrs. M.A. Webster  
Cllr. P.F.A Webster

Leader. Cllr. P.F.A. Webster  
Deputy Leader: Cllr. Mrs. E.M. Hart

Hockley Residents Association (HRA) (3)

Cllr. Mrs. A R. Hutchings  
Cllr. V.D. Hutchings  
Cllr. R.E. Vingoe

Leader: Cllr. R.E. Vingoe  
Deputy Leader: Cllr. V D. Hutchings

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D.H.

## ROCHFORD DISTRICT COUNCIL

## Appointment of Representatives to Outside Bodies and Organisations

Organisation	Representatives 1999/2000
Bradwell Local Community Liaison Council	Cllr J.M. Dickson
Castle Point B C European Liaison Working Party	Cllr J M. Dickson
Citizens Advice Bureau Rochford	Cllr. Mrs. J. Hall
Citizens Advice Bureau Rayleigh	Cllr K .A Gibbs
Consortium of Essex Waste Collection Authorities	Cllr. V.H. Leach Cllr. V. Hutchings Cllr Mrs M.J. Webster Cllr. G.A. Mockford Cllr. R.S Allen
County Community Safety Forum	Cllr K. A. Gibbs
Crossroads Care Attendant Scheme	Cllr. Mrs J. Giles
Crouch Harbour Authority	Cllr. Mrs H.L.A. Glynn
Eastern Essex & Herts Regional Employers Org. for Local Authorities	Cllr. P.F.A Webster
Great Eastern Rail Forum	Cllr. K. Gibbs
Hullbridge Community Association	Cllr Mrs W.M. Stevenson
Hullbridge Community Association Executive Committee	Cllr C.R. Morgan Cllr Mrs.W.M Stevenson
Hullbridge Senior Citizens Welfare Council	Cllr C.R. Morgan
Hullbridge Sports & Social Club	Cllr C.R. Morgan Cllr Mrs W.M Stevenson
National Council for Housing and Planning Eastern Region Executive Committee	Cllr R.A Pearson
Off the Record	Cllr D. M. Ford
Rayleigh Age Concern	Cllr Mrs. J Giles
Rayleigh Grange Community Association	Mr. E.L. Francis
Rayleigh Mount Local Community	Mr. S. Tellis Cllr. C.C Langlands
Roach Valley Conservation Zone Group of Representatives	Cllr. A. Hosking Cllr J.M. Dickson Cllr. Mrs. E M Hart

Rochford & Castle Point Drug Reference Group

Cllr. Mrs. J. Helson  
Cllr Mrs. W.M. Stevenson

Rochford District Local Transportation Panel

Cllr. K A. Gibbs  
Cllr. A. Hosking  
Cllr. V H Leach  
Cllr. C.R. Morgan  
Cllr. R.E. Vingoe

Rochford District Arts Council

Mr. E.L. Francis

Rochford Health for All Action Team

Cllr Mrs J. Helson

Rochford & District Chamber of Trade & Commerce

Cllr. Mrs. H.L.A. Glynn

Rochford Old Peoples Welfare Committee

Cllr Mrs M S Vince  
Cllr Mrs J.E. Ford

Rochford Sports Club

Cllr D.M. Ford

Rochford Sports Council

Cllr K.A. Gibbs

Rochford Sports Scholarship Panel

Cllr P. Stebbing

Rochford Youth Service Local Management Committee

Cllr D M Ford  
Cllr Mrs M.S. Vince

Sanctuary Housing Association

Cllr R.A. Pearson

Single Homeless Accommodation Project in Essex (Shape) Steering Committee

Cllr R.A. Pearson

South East Essex Technology Centre

Cllr R. Adams

South Essex Environmental Protection Sub-Committee

Cllr C R Morgan  
Cllr. V.D. Hutchings  
Cllr. R A. Pearson

Southend District Community Health Council

Cllr. P. Beckers  
Cllr G.C. Angus  
Cllr T. Livings

Springboard Care & Repair Agency

Cllr Mrs' S Lemon

Warehouse Project Management Committee

Cllr C R Morgan  
Cllr G.A. Mockford

Youth Arts Partnership

Mr E L. Francis

Youth Sports Advisory Group for Rochford

Cllr. D.M Ford

WORD APPENDIX 2

CHAIRMAN. D. M. Ford DATE: 22 June 1999



Rochford District Council  
To the meeting of:

TRANSPORTATION AND ENVIRONMENTAL SERVICES

On:

3RD JUNE 1999

Report of:

HEAD OF ADMINISTRATIVE AND MEMBER SERVICES

Title:

MINUTES OF THE TRANSPORTATION SUB-COMMITTEE

Author:

J. Bostock

Report Approved By:

At a Meeting held on 25th May 1999. Present: Councillors G Fox, D.M. Ford, Mrs.J E Ford, Mrs.H.L.A Glynn, J.E. Grey, V Hutchings, R A. Pearson, V.H. Leach and Mrs M.J. Webster.

Apologies: Councillor Mrs.J M Giles

Visiting: Councillor P.F.A. Webster

## 103. APPOINTMENT OF CHAIRMAN

Councillor G Fox was appointed Chairman of the Sub-Committee for the current municipal year.

## 104. TERMS OF REFERENCE

Members noted the Sub-Committee's Terms of Reference.

## 105. HACKNEY CARRIAGES - FARES REVIEW

The Sub-Committee considered the report of the Head of Revenue & Housing Management on the proposed fares review in respect of Hackney Carriages within the Rochford District.

In discussing the despoilment charge, it was recognised that drivers had discretion with regard to its application and, on some occasions, no doubt waived the charge or had difficulty in obtaining payment. Despoilment could occur early in a shift and prove costly to a driver. A motion moved by Councillor D M. Ford and seconded by Councillor Mrs J. Ford that the despoilment charge remain at £45 00 was lost on a show of hands

Members felt that the automatic tariff increase should occur when £5 60 showed on the taxi meter rather than that proposed in the report. The Sub-Committee endorsed a Motion moved by Councillor V.H. Leach and seconded by Councillor Mrs H L.A Glynn in this regard.



ROCHFORD DISTRICT COUNCIL  
AUTHORISED HACKNEY CARRIAGE FARES  
COMMENCING 1ST OCTOBER 1999

DISTANCE OR TIME

For the first 322 metres (352 yards/1/5 mile) or the first 1 min. 30 seconds (or a combination of parts of such distance or time).	160p.
For each additional 322 metres (352 yards/1 1/5 mile) or 1 min 30 seconds (or a combination of parts of such distance or time) until a fare of £5.60 is shown on the taxi meter.	20p.
For each additional 230 metre (251 4 yards/ 1/7 mile) or 1 min. (or a combination of parts of such distance or time) after a fare of £5.60 is shown on the taxi meter.	20p.
For hirings begun between 6.00pm on the 24th December 1999 and 6.00am on 27th December 1999 and between noon on 1st January 2000 and 6.00am on 2nd January 2000	Double fare plus standard extras
For hirings begun between 6.00pm on 31st December 1999 and noon on 1st January 2000	Quadruple fare excluding extras

Extra Charges

For hirings begun between 9 00pm and 6.00am, also on Sundays and Bank Holidays between 6.00am and midnight <b>EXCEPT</b> during Christmas and New Year periods.	100p.
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Standard Extras

For luggage carried outside the passenger compartment	20p. (Maximum Charge)
No charge for disabled persons' wheelchairs.	
For every animal carried No charge for guide dogs or hearing dogs.	20p.
For each passenger in excess of one to a maximum of four passengers.	20p.
For each passenger in excess of four to a maximum of eight passengers.	40p.
Where the hirer arranges in advance by letter, telephone or otherwise with the proprietor or driver prior to the commencement of hiring for hire of the carriage to commence from a stated place other than a Hackney Carriage Stand.	20p
Specific requests for the delivery of property left in taxis must be paid for at the metered fare.	
Despoilment Charge	£60 Max

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Rochford District Council  
To the meeting of:

TRANSPORTATION & ENVIRONMENTAL SERVICES

On:

3RD JUNE 1999

Report of

HEAD OF ADMINISTRATIVE & MEMBER SERVICES

Title.

MINUTES OF THE PLANNING POLICY SUB-COMMITTEE

Author.

G.P. Brazendale

Report Approved By:

*J. Brazendale*

At a Meeting held on 26th May 1999. Present: Councillors D.A. Weir (Chairman), J.M. Dickson, D.M. Ford, K.A. Gibbs, C.C. Langlands, Mrs S.J. Lemon, R.A. Pearson, Mr. M. Webster, Mrs. M.A. Weir.

Apologies: Councillors Mrs J.M. Giles and R.E. Vingoe

Substitutes: Councillors P. Beckers and V.D. Hutchings.

Visiting Members: Councillors T. Cutmore, J.E. Grey, Mrs. J. Hall, T. Livings and P.F.A. Webster.

### 59. APPOINTMENT OF CHAIRMAN

#### Resolved

That Councillor D.A. Weir be appointed Chairman of the Sub-Committee for the municipal year.

### 60. MINUTES

The Minutes of the Meeting held on 4th March 1999 were approved as a correct record

### 61. TERMS OF REFERENCE

The Sub-Committee noted its Terms of Reference

### 62. ROCHFORD REPLACEMENT DISTRICT LOCAL PLAN PROJECT TIMETABLE AND ISSUES PAPER

The Sub-Committee considered the report of the Head of Corporate Policy and Initiatives which outlined the proposed timetable for the preparation of the Rochford Replacement District Local Plan and sought Members' approval to the publication of an issues paper as the first stage in the plan preparation process

Members noted that the current Rochford District Local plan First Review has an end date of March 2001 and that work must commence on the preparation of the next Local

*dh*

Plan if a revised planning policy framework is to be in place after the existing Plan expires

The latest guidance from central Government on the preparation of local plans advises local planning authorities to look to prepare revised plans in as short a timescale as possible, and it is suggested that local planning authorities publish an issues paper for circulation across the District, including all statutory consultees. The responses received to the issues paper will then be used to develop new and revised local plan policies and proposals to be included in a deposit version of the plan. A draft issues paper was appended to the report for the Sub-Committee's consideration, and Members also received details of the timetable for preparing the local plan, as follows

- 1 June 1999 - publish local plan issues paper and allow six weeks for responses to be made
2. Collate responses and report back to Planning Policy Sub-Committee in October 1999.
- 3 Prepare draft Local Plan and following committee approval in March 2000, publish the plan for consultation in April/May 2000.
4. Local Plan Inquiry to be held at the end of 2000 or early 2001
5. Local Plan adopted towards the end of 2001.

During discussion, Members identified a number of issues that were considered to be of importance, for inclusion in the Issues Paper and for consideration during the consultation process, as follows:

- i) There is a need to ensure that the character of individual areas is preserved, even though proposals for new residential development within them may meet established planning criteria. Residents' views could be sought through circulation of the issues paper
- ii) The possibility of a future rise in water levels should be considered when considering future development proposals in certain locations.
- iii) Garden sizes should be larger than suggested in current government guidance.
- iv) Car parking. A number of Members considered that the proposed level of provision of car parking was inadequate, both in areas of new residential development and in town centres. Sufficient parking space in towns was seen as particularly important in the economic regeneration of their commercial areas. The Head of Corporate Policy and Initiatives confirmed that the possibility of making Council-owned car parks available for public use would be considered as part of the Local Plan Review and that the views of consultees and Members on this issue would be considered further before the Plan is finalised.
- v) The provision of affordable houses for young people should be a key component of the Council's planning policies. This issue would be considered as part of the Housing Needs Study, which had been commissioned to determine the District's housing requirements
- vi) Whilst back land development had been permitted in the past, providing the necessary criteria had been met, it was considered that these criteria should now be re-examined and clarified if necessary.
- vii) Members were anxious to ensure that the Issues Paper was the subject of as wide a consultation as possible, achieved through extensive publicity. It was

agreed that a summary leaflet identifying key issues should be produced to accompany the Paper, and that Focus Group Meetings should be held to involve residents from across the District

- viii) The provision of sufficient support infrastructure and amenities for areas of proposed new housing was considered essential, although it was recognised that this could be difficult to achieve, for example, the private ownership of transport facilities would limit considerably the Council's influence over the provision of services. The possibility of working with the County Council to improve rural transport facilities could, however, be investigated. Members agreed that, in a number of instances, the infrastructure for rural areas was particularly deficient
- ix) It was considered that the demand for single person households was likely to increase, and that planning policies should take account of this trend
- x) Sustainable development was considered to be an important guiding principle behind any planning policy, although it was recognised that the Local Plan is primarily a land use document, in which it would not be appropriate to include sustainability indicators.
- xi) It was agreed that the future designation and use of areas of 'special restraint' should be examined carefully. Wherever possible, release dates should be phased to avoid large areas becoming available at one time.

#### RECOMMENDED

- (1) That Members approve the timetable and project plan for the preparation of the Rochford Replacement District Local Plan.
- (2) That the draft Local Plan Issues Paper be agreed, together with the arrangements for public consultation. (HCPI)

#### 63 PLANNING POLICY GUIDANCE NOTE NO. 3 HOUSING - CONSULTATION DRAFT

The Sub-Committee considered the report of the Head of Corporate Policy and Initiatives outlining the Government's proposed changes to Planning Policy Guidance Note No. 3 (PPG3) which deals with housing matters. Comments on the consultation paper are required by 28 May 1999 and the Council's response will therefore need to be sent to the Department in advance of the next Transportation and Environmental Services Committee on 3 June 1999. Members considered a number of key elements of the Guidance Note, together with suggested responses. It was recognised that many of the issues covered and points made in discussion of the previous report in relation to housing could be used in the Authority's reply.

During discussion, the following points arose:

- i) The concept of 'affordable housing' as currently defined in the Local Plan, may need to be re-addressed in the light of current government guidance.
- ii) There was concern that the principle of releasing industrial land for residential purposes could potentially decrease employment, although it was pointed out that there were limited opportunities within the Rochford District to effect such a change of land use and that this policy would not therefore be appropriate.
- iii) The creation of mixed communities would, it was recognised, be difficult to achieve unless the land to be used for residential development was to be sold

by the Council, in which case some control over house type could be exercised

- 14) In reply to a Member question, the Head of Corporate Policy and Initiatives explained that the Authority's views concerning PPG3 would be reported to the Department, following which it would be necessary to determine how the requirements of the finalised Guidance Note could be incorporated within the Local Plan

#### RECOMMENDED

That the comments in the Head of Corporate Policy and Initiative's report form the basis of the Council's response to the draft PPG3 Housing (HCPI)(TP)

The meeting closed at 9.05 p.m.

jun3e rpt

Vice Chairman: *Osborn* date: 15 Feb 1999

# ROCHFORD DISTRICT COUNCIL

## Minutes of the Planning Services Committee

At a Meeting held on 27th May 1999. Present: Councillors R.E. Vingoe (Chairman), G.C. Angus, C.I. Black, T.G. Cutmore, J.M. Dickson, D.F. Flack, D.M. Ford, Mrs. J.E. Ford, K.A. Gibbs, J.E. Grey, Mrs. H.L.A. Glynn, Mrs. J. Hall, Mrs. E.M. Hart, D.R. Helson, Mrs. J. Helson, C.C. Langlands, Mrs. S.J. Lemon, T. Livings, R.A. Pearson, Mrs. W.M. Stevenson, Mrs. M.S. Vince, Mrs. M.J. Webster, P.F.A. Webster, D.A. Weir and Mrs. M.A. Weir.

Apologies: Councillors R. Adams, R.S. Allen, D.E. Barnes, P.A. Beckers, G. Fox, Mrs. J.M. Giles, Mrs. A. Hutchings, V.D. Hutchings, V.H. Leach, G.A. Mockford and C.R. Morgan.

### 175. MINUTES

The Minutes of the Meeting of 29th April 1999 were approved as a correct record and signed by the Chairman.

### 176. MEMBERS' INTERESTS

Members' Interests relating to the Schedule of Development Applications and Recommendations (Minute 181) were received as follows.

Councillor Mrs. H.L.A. Glynn declared a Non-Pecuniary Interest in the Item "Land Junction Gladstone Road/Great Eastern Road, Hockley" (Minute 181 (Para 13)) by virtue of relatives living near to the site.

Councillor R.A. Pearson declared a Non-Pecuniary Interest in the Item "Land Adjacent Grosvenor House, Southend Road, Great Wakering" (Minute 181 (Para 4)) by virtue of knowledge of the applicants.

### 177. 54 WEST STREET

The Chairman advised Members of the recent Appeal Decision relating to 50 - 54 West Street, Rochford received on 12th May 1999 dismissing the Appeal against the Council's refusal of planning permission for the demolition and redevelopment of that site. Members noted that a copy of the Decision Notice was in the Members' Room for information and that the matter was also on the Agenda for consideration by the Rochford Town Centre Working Group at its next Meeting on 28th May 1999.

### 178. TERMS OF REFERENCE

The Committee noted the Terms of Reference relating to this Committee.

### 179. LONDON SOUTHEAST AIRPORT

Members noted the report relating to the variation of condition to allow night flights at London Southend Airport had been withdrawn at the applicant's request and therefore the application was to proceed as originally resolved by Committee.

### 180. DEVELOPMENT CONTROL STATISTICS - PLANNING APPLICATIONS AND PLANNING

The Committee noted the report of the Head of Planning Services which gave details of the official Countrywide statistics on the time taken to determine planning applications for the quarter ending December 1998 which had been published by the Department of the Environment, Transport and the Regions

181 **SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS**

The Head of Planning Services submitted a schedule of Development Applications for consideration and a list of Planning Applications and Building Regulation Applications decided under delegation since 27th April 1999.

**Para. 1 - 99/00190/FUL - Land Adjacent to Hockley Foundry Industrial Estate, Spa Road, Hockley.**

**Proposal - Erect Two Storey Building, Car Parking and Carry Out Ancilliary Works for Watch Repair Business.**

Add Informative drawing applicant's attention to the Building Regulations regarding Disabled Access.

**Resolved**

That the application be approved subject to the Heads of Conditions set out in the Schedule including the Informative outlined above.

**Para. 2 - 98/00560/FUL - Highfield, Mount Bovers Lane, Hawkwell.**

**Proposal - Erect Two Storey Side Extension and First Floor Extension to Rear, Ground Floor Front Extension (Porch) with Balcony Over, Pitched Roof Dormers to Front and Rear.**

**Resolved**

That the Corporate Director (Law Planning and Administration) be instructed to negotiate a Section 106 Agreement revoking without compensation the extant permission Ref ROC/30/73 and that subject to that Agreement being completed to the satisfaction of the Director, the application be approved subject to the conditions set out in the schedule.

**Para. 3 - 99/00081/REM - Land Junction Gladstone Road/Great Eastern Road, Hockley.**

**Proposal - Erect Three x 4 - Bed Detached Housing and Parking Including Detached Garages, (Demolish Existing Building)(Approval of Reserved Matters Pursuant to OL/0566/98/ROC.)**

**Resolved**

That the application be approved subject to the Heads of Conditions set out in the schedule.

**Para. 4 - 98/00727/OUT - Land Adjacent to Grosvenor House, Southend Road, Great Wakering.**

**Proposal - Outline Application to Erect Agricultural Managers Dwelling (Demolish existing bungalow)(Revised Application following refusal of OL/0013/98/ROC).**

Consideration of this Application was deferred for a Members' site visit.

**Resolved**

That a Members' site visit be arranged (HAMS).

Para. 5 - 99/00166/GD - Land Off Bridge Road, Great Wakering.

Proposal - Prefabricated Office Building and Associated Parking Area.

Note: Councillor D M Ford declared a Non-Pecuniary Interest in this item by virtue of his employment on Foulness Island.

In considering this item, Members requested that Officers explore the possibility of an extra Condition requiring the removal of the office building once it is no longer required by DERA, it was also requested that the colour of the building be sensitive to the nature of the local area. Members requested that Officers report back to the Chairman on the outcome of those discussions.

Add condition controlling the method of floodlighting.

Add Standard Informative SI 16 - control of nuisances.

Resolved

That the Council raise no objection subject to the conditions set out in the schedule including those set out above.

Para. 6 - 98/00465/FUL - Sutton Wharf South, East of Boatyard, Roachville Way, Rochford

Proposal - Continue Use of and Retain Relocatable Building as Club House and Ancillary Boat Storage, Dingy Storage Racks, Hardened Area, Floating Pontoons and Car Parking Area.

Add condition no. 6 "The jetties hereby granted permission shall be restricted to the dimensions annotated on the revised plan received on the 10.2.98 namely 8 jetties all 9m. in length".

Reason: For the avoidance of doubt, given the scale drawing and dimensions specified and to ensure the permission granted accords with the jetties installed on site, given the significant conservation interests on the seaward side of the application site, as well as the Metropolitan Green Belt Policy for the control of development.

Add informatives

- 1) Expressing English Nature's concern regarding any development
- 2) Requesting that the applicants be encouraged to use and improve the foul sluice available on site for any boats being moored.

Resolved

That the application be approved subject to the Condition Heads set out in the schedule including the Informatives outlined above.

The Meeting closed at 8.30pm.

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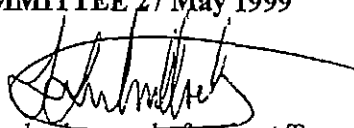
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**SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY**

**PLANNING SERVICES COMMITTEE 27 May 1999**

The enclosed reports have been approved by :



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

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

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

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



SCHEDULE ITEMS

- |   |   |               |         |
|---|---|---------------|---------|
| 1 | 99/00190/FUL  | Kevin Steptoe | PAGE 1  |
|   | Erect Two Storey Building, Car Parking and Carry Out<br>Ancillary Works for Watch Repair Business.<br>Land Adjacent to Hockley Foundry Industrial Estate, Spa Road,<br>Hockley  |               |         |
| 2 | 98/00560/FUL  | Anita Wood    | PAGE 5  |
|   | Erect Two Storey Extension to Side and<br>First Floor Extension Rear, Pitched<br>Roof Dormers to Front and Rear,<br>Balcony to Front and Ground Floor<br>Extension (Porch) to Front.<br>Highfield Mount Bovers Lane Hockley<br>Sutton Wharf South East Of Boatyard Rochehall Way Rochford |               |         |
| 3 | 99/00081/REM  | John Wood     | PAGE 8  |
|   | Erect 3 x 4-Bed Detached Houses and Parking Including<br>Detached Garages. (Demolish Existing Building)(Approval of<br>Reserved Matters Pursuant to OL/0566/98/ROC)<br>Land Junction Gladstone Road/ Great Eastern Road Hockley   |               |         |
| 4 | 98/00727/OUT  | John Wood     | PAGE 11 |
|   | Outline Application to Erect Agricultural Manager's Dwelling<br>(Demolish Existing Bungalow) (Revised Application Following<br>OL/0013/98/ROC)<br>Land Adjacent Grosvenor House Southend Road Great<br>Wakering   |               |         |
| 5 | 99/00166/GD   | Anita Wood    | PAGE 16 |
|   | Erect Prefabricated Office Building & Associated Parking Area<br>Land Bridge Road Great Wakering  |               |         |
| 6 | 98/00465/FUL  | Anita Wood    | PAGE 19 |
|   | Continue Use of and Retain Relocatable Building as Club House<br>and Ancillary Boat Storage, Dinghy Storage Racks, Hardened<br>Area, Floating pontoons and Car Parking Area<br>Sutton Wharf South, East of Boat Yard Rochehall Way Rochford   |               |         |

# Committee Report

1.



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On : **27<sup>th</sup> MAY 1999**

Report of . **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **ERECT TWO STOREY BUILDING, CAR PARKING AND CARRY OUT ANCILLIARY WORKS FOR WATCH REPAIR BUSINESS. LAND ADJACENT TO HOCKLEY FOUNDRY INDUSTRIAL ESTATE, SPA ROAD, HOCKLEY.**

Author : **Kevin Steptoe**

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Application No **99/00190/FUL**

Applicant **SWISS TIME SERVICES**

Zoning **PROPOSED SUPERMARKET**

Parish **HOCKLEY PARISH COUNCIL**

Site Area. **0.1 Ha (0.24acres)**

## Planning Application Details

- 1.1 The use proposed here is the repair and renovation of watches. At present the user is located at a property on Southend Road and it is intended to relocate here if permission is forthcoming. A two storey building is proposed which will have office and workspace areas on both the ground and the first floor. The total internal floorspace will be 422sqm. It is likely that there will be 20 employees working at the premises.

## Relevant Planning History

- 1.2 In 1997 permission was granted for the construction of a veterinary hospital on the site with 4 bed sit units above and associated car parking (ref F/0459/97/ROC). The style of the building was very similar to that now proposed although, of course, the commercial activity would only have been on the ground floor and it was a use which would require provision for the public to call at the site. The permission has not been implemented.
- 1.3 In 1995 permission was granted for the construction of a two storey Nursing Home on this site and the land to the south (adjacent to Spa Road). Again that development has not been implemented.

*RLV*

### Consultations and Representations

- 1.4 **County Planner** – (Strategic Planning Advice) No comments.
- 1.5 **County Surveyor** – Suggests conditions in relation to visibility splays, footway provision and the provision of parking spaces within the site.
- 1.6 **County Planner** – (Design Advice) Expresses concern in relation to the treatment of the gables of the building proposed and the northern elevation entrance porch. Suggests treatment, such as a wall and railings, on the back edge of the footpath surrounding the building.
- 1.7 **Hockley Parish Council** No comments received
- Environment Agency** No objections.
- 1.8 **Anglian Water Services** No objections in principle. Suggest conditions in relation to the details of the foul and surface water drainage systems for the site and to ensure that no buildings are constructed within 3m of a public sewer on the site.
- 1.9 **Head of Corporate Policy and Initiatives** – Site is within supermarket site but this is no longer possible due to the construction of residential units to east. Could be seen as extension to the adjacent business/industrial site
- 1.10 **Head of Housing Health and Community Care** – No objections in principle subject to conditions in relation to ventilation, plant and equipment, operating times and work in open areas.

### Material Planning Considerations

- 1.11 The issues to be considered in this case are:
- i. The compatibility of the proposals with the Local Plan designation for the site, bearing in mind other permissions that have been given for this site and other land in the vicinity
  - ii. The appearance and design of the building
  - iii. The impact of the use of the site and building on the neighbouring residential properties.

### **Local Plan designation**

- 1.12 In the Rochford Local Plan, First Review, the application site is designated as a proposed supermarket site. It was clearly the intention that retail use on the site should be achieved and the associated policy in the plan indicated that the landscaping of the site, the provision of parking and the provision of a footway on Greensward Lane were to be considered when making a decision about retail use on this site.
- 1.13 Since that time the situation has changed somewhat. A new road layout has been approved and implemented, and on the east side of this road, the railway station approach road, a residential use, consisting of accommodation located around a private courtyard, has been implemented. On the application site planning permission has been granted for a nursing home and the veterinary use referred to above both of which could still be implemented.
- 1.14 With the new road layout and the residential use in place it is almost certain that the land will not come forward for retail use in the way initially envisaged, the size and configuration of the remaining land make this improbable. The preceding permissions have shown a willingness on the part of the authority to consider alternative uses on the site. It is not considered therefore that the incompatibility of the proposals with the Local Plan policy are such that they should be refused on that basis. The proposals have been advertised as a potential departure to the Local Plan

## Appearance and Design

- 1.15 The design of the proposed building is very similar to the veterinary hospital proposed in terms of scale, appearance and design. Some changes have been made to the detailing, in relation to the treatment of the gables and the fenestration. However it takes, as its point of reference, the residential units constructed to the east of the station approach road. Whilst some of the design elements may not be totally compatible with a building of this type they are either of a minor nature or are located on elevations which are away from the main public areas. Overall it is considered that the design is acceptable.

## Impact of Use

- 1.16 The repair and refurbishment of watches is a use which is unlikely to generate noise and disturbance, neither will it involve goods of any great volume being transported to and from the site. The use requires a good standard of lighting and the working areas have windows on all elevations. To avoid any problems of overlooking those on the western elevation, adjacent to Spa Court, are to be fitted with obscure glazing. It is unlikely there will be problems in this respect given that the separation distance is over 20m.
- 1.17 A use such as this is an ideal B1 class use, ie one which can be carried on in a residential area without causing disturbance. It is considered that, with a condition restricting the uses that could take place within the building the impact of the proposals on residential amenity will be negligible. The implementation of a condition limiting times of operation has been requested but it is not considered necessary in this instance because of the unlikelyhood of disturbance being caused.

## Conclusion

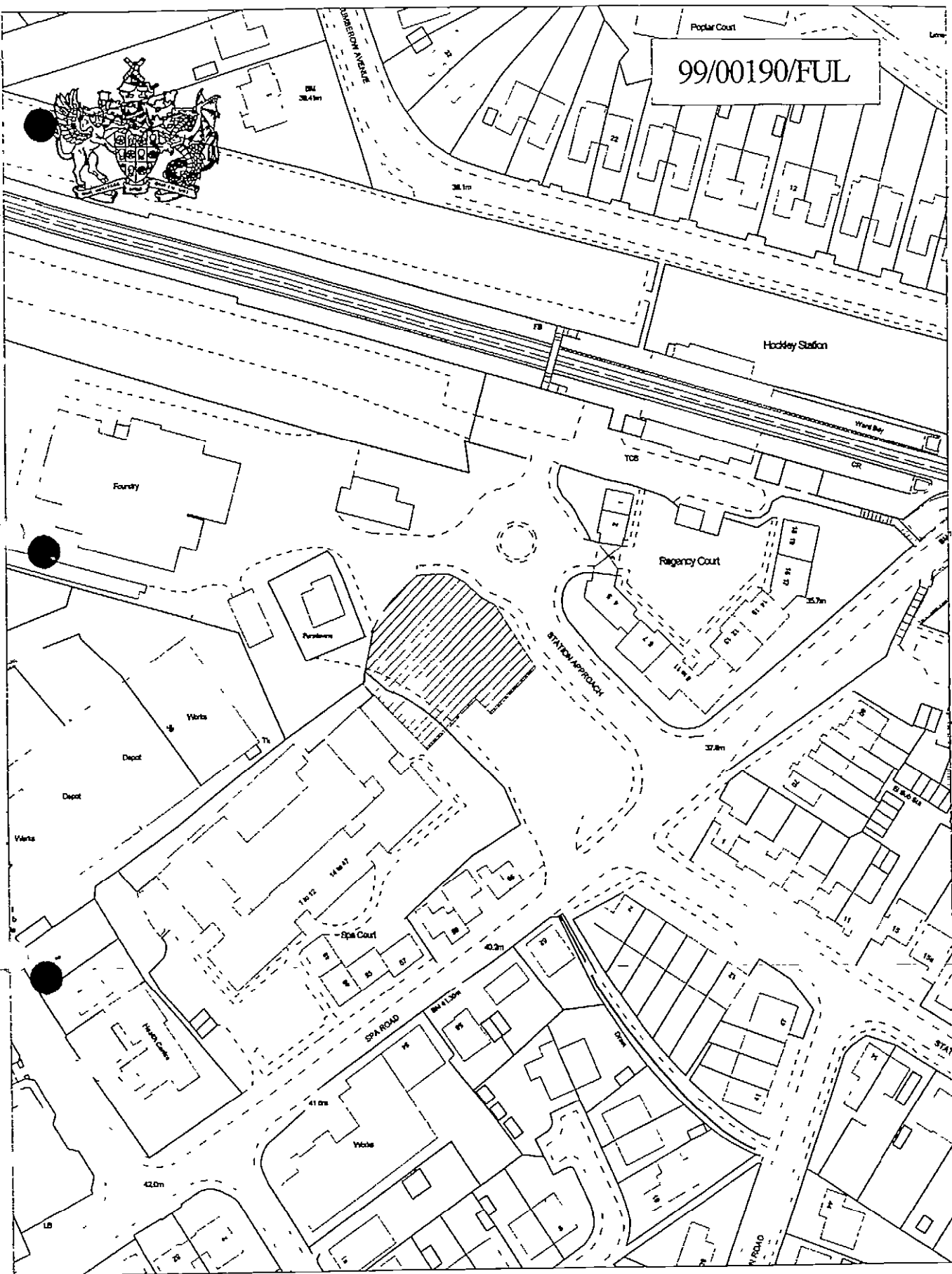
- 1.18 Whilst not in accordance with the Local Plan designation for this site the proposals are considered to be acceptable given the change in the situation relevant to this site as set out above. In design and impact terms the proposals are not felt to be unacceptable.

## Recommendation

- 1.19 The Corporate Director (Law, Planning and Administration) recommends that the application be approved subject to the following heads of condition:
- 1 SC4 Standard time limit
  - 2 SC14 Materials to be used
  - 3 SC24 (modified) Removal of permitted development rights to prevent the replacement of obscure glazing unless authorised.
  - 4 SC28 Use Class Restriction to prevent change of use from Class B1(c) without permission
  - 5 SC59 Landscaping design
  - 6 Prior to the commencement of the use of the building hereby permitted a pedestrian visibility splay of 1.5m x 1.5m, as measured from the back of the footway shall be provided either side of the access to the site with no obstruction above 600mm within the area of the splay unless otherwise agreed in writing by the LPA and thereafter shall be retained.

- 7 A 1.8m wide footway shall be provided from a point adjacent to the access to the site, along the north and east side boundary of the site, to connect up with the existing footway within Station Approach. The footway shall be constructed up to and including base course surfacing prior to the first use of the building hereby permitted and shall thereafter be maintained in good repair until the final surface is laid. Until such time as the final surfacing is completed, the footway base course shall be provided and maintained in a manner to avoid any upstands to gullies, covers, kerbs or other such distractions. The footway shall be fully completed with final surfacing within 12 months of the first use of the building hereby permitted.
- 8 Prior to the commencement of the use of the building hereby permitted space shall be provided within the site to accommodate the parking and turning of all vehicles regularly visiting the site, clear of the highway and properly laid out and paved as agreed with the Local Planning Authority and such space shall be maintained thereafter free of any such impediment to its designated use.
- 9 Car parking spaces shall be a minimum size of 4.8m x 2.4m.
- 10 The accessway and car parking areas shall be constructed of permanent materials, to be agreed prior to construction by the Local Planning Authority.
- 11 SC90 Surface water drainage
- 12 SC91 Foul water drainage
- 13 No ventilation systems or externally located plant and equipment shall be installed within the building hereby permitted or placed on the site without the prior written consent of the Local Planning Authority.
- 14 Notwithstanding the details shown on the revised site layout plan 9904-3A, prior to the commencement of the development of the site, the details and specification of the treatment to the boundary of the site shall be agreed with the Local Planning Authority and shall consist generally of a wall of 600mm topped by railings to a combined height of 1.8m. The agreed boundary specification shall be implemented before the building hereby permitted is first used and shall thereafter be retained.

*PLU*



99/00190/FUL

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# Committee Report

2.



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On : **27<sup>th</sup> MAY 1999**

Report of . **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **ERECT TWO STOREY SIDE EXTENSION AND FIRST FLOOR EXTENSION TO REAR, GROUND FLOOR FRONT EXTENSION (PORCH) WITH BALCONY OVER, PITCHED ROOF DORMERS TO FRONT AND REAR.**

Author : **HIGHFIELD, MOUNT BOVERS LANE, HAWKWELL**  
**Anita Wood**

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Application No: **98/00560/FUL**

Applicant : **MR. FINLEY HUNTER**

Zoning : **METROPOLITAN GREEN BELT**

Parish: **HAWKWELL PARISH COUNCIL**

## Planning Application Details

- 2.1 This application proposes to extend this property to a considerable extent within the Metropolitan Green Belt
- 2.2 The application comprises of a two-storey side extension, first floor extension to the rear, pitched roof dormers to the front and rear, and a porch to the front with balcony over. The extensions have been designed to blend well with the existing detached property, which located within a large plot at the western end of Mount Bovers Lane, Hawkwell.

## Relevant Planning History

- Application **EEC/ROC/237/50**, Reconstruction of a dilapidated cottage Approved in 1950 this application shows the original cottage to be of a chalet style dwelling, with two pitched roof dormers to the front and one to the rear.
- Application **ROC/30/73**, Add a kitchen, conservatory, bedroom, bathroom, study, carport and garage. Approved in 1973, these were all ground floor extensions to the property each component being of a boxy style with flat roofs

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### Consultations and Representations

- 2.3 **Hawkwell Parish Council** considers the application to be over-development in the Green Belt and contrary to policy GB7 of the District Local Plan
- 2.4 **ECC County Surveyor** advises no objection.
- 2.5 The **Civil Aviation Authority** has no objection to the proposal.

### Material Planning Considerations

- 2.6 The material planning issues in this case are.
  - (i) The acceptability of the scheme in relation to planning policy
  - (ii) The impact on residential amenity

### **Planning policy**

- 2.7 Clearly this site is within an area of notation on the Rochford District Local Plan classified as Metropolitan Green Belt, and as such the application is subject to the policies, which govern development in these areas.
- 2.8 The most notable of these policies contained within the Rochford District Local Plan First Review 1995 is GB7. This policy restricts the size of extensions to existing dwellings in the Green Belt, to a maximum of 35 square metres. The policy is intended to cover all reasonable requirements for extensions to existing dwellings and will not require to be breached except in exceptional circumstances. Officers consider this case presents such exceptional circumstances justifying approval as outlined below.
- 2.9 This revolves around the history of the site and a part implemented extant permission.
- 2.10 In 1950 planning permission was given for the reconstruction of a dilapidated cottage namely Mount Bovers Cottage, Mount Bovers Lane, Hawkwell. The original Floorspace is therefore taken at this stage to be a maximum of 132.45sqm.
- 2.11 In 1973 planning permission was given for extensions to the ground floor, namely a kitchen, conservatory, store bedroom and w.c. The increase in habitable floorspace gained through these extensions was 61.86sqm. The kitchen element of these extensions was built and still stands today. This constitutes a technical start to this planning permission, and as such the permission remains extant and the applicant would be within his rights from a planning point of view to build the rest of these extensions wherever he wishes without further reference to the Local Planning Authority.
- 2.12 This current application before Members is to extend the property by an identical overall habitable floorspace of 61.86sqm and therefore essentially re-uses the same level of additional habitable floorspace previously approved (and implementable). The form of the proposed extensions is different and in fact is an improvement in design terms.
- 2.13 Given the technical start, whereby the identical volume could be added to the property and the improvement in design, Officers consider the merits of the proposal justify approval.

## Residential Amenity

- 2.14 The proposed extensions enable the property to remain in a similar form to the original chalet style rather than a full two-storey design. The balcony to the front of the dwelling is not unacceptable in terms of residential amenity with view across open farmland and the dormers are of a pitched roof style, which accords with current policy.
- 2.15 Due to the size of the plot, there is ample off street parking space for three vehicles.

### Conclusion

- 2.16 Clearly this is an unusual case, considered on its merits which are viewed as special circumstances which will not undermine the application of policy in normal circumstances. Furthermore, the proposed extensions are far more sympathetic to the original property than those under the extant permission.

### Recommendation

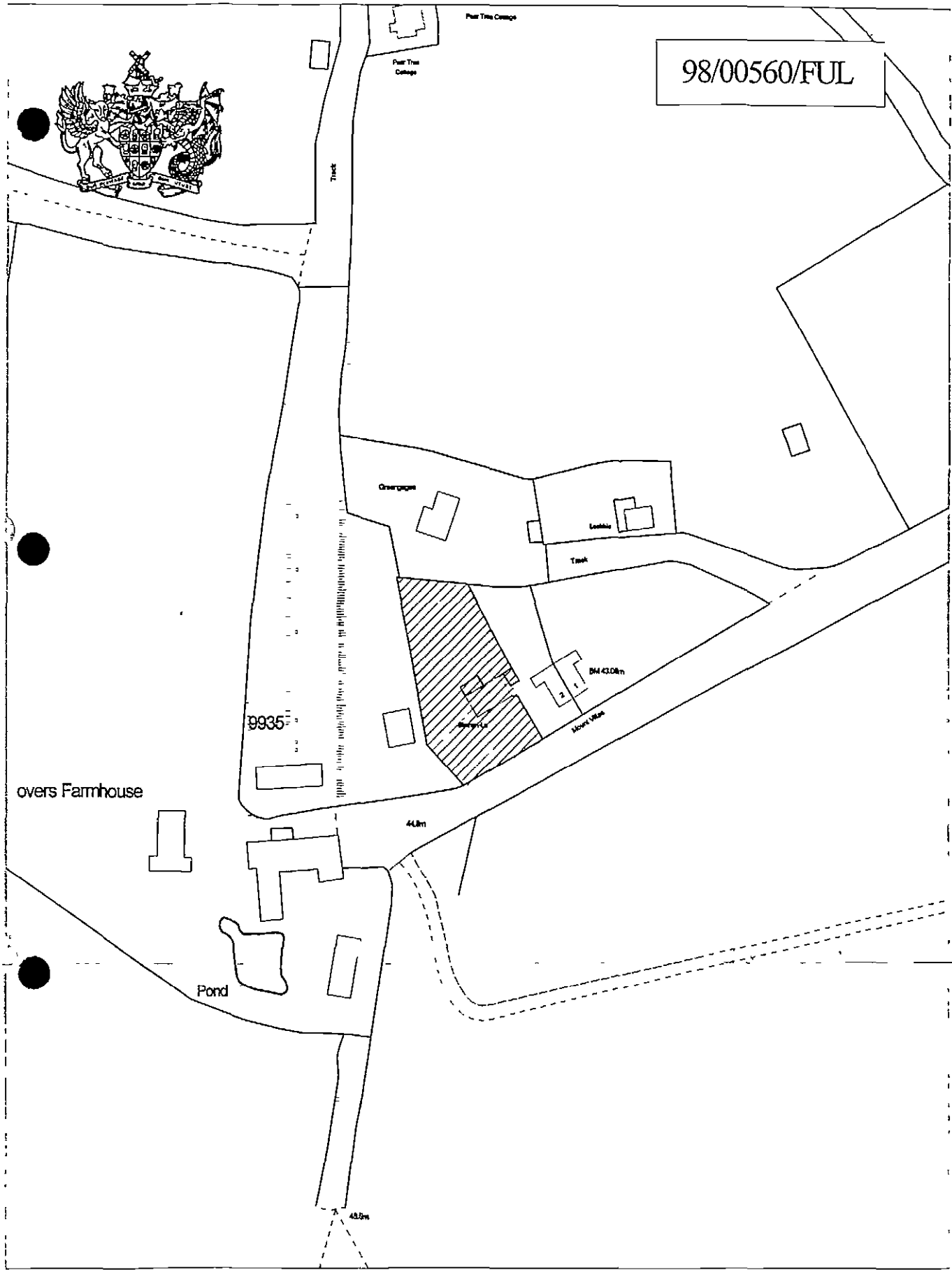
- 2.17 That the Corporate Director (Law, Planning and Administration) be instructed to negotiate a Section 106 Agreement revoking without compensation the extant permission ref. ROC/30/73.
- 2.18 That subject to that Agreement being completed to the satisfaction of the Head of Legal Services, that the application be approved subject to the following conditions.

- 1 SC4 Time Limits Full – Std
- 2 SC15 Materials To Match
- 3 SC22 PD Restricted – Windows (Above First Floor Finished Floor Level)
- 4 SC77 Car Parking Provision Details

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98/00560/FUL



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# Committee Report

3.



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On . **27 MAY 1999**

Report of . **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title . **ERECT 3X4-BED DETACHED HOUSES AND PARKING INCLUDING  
DETACHED GARAGES DEMOLISH EXISTING BUILDING)  
(APPROVAL OF RESERVED MATTERS PURSUANT TO  
OL/0566/98/ROC)  
LAND JUNCTION GLADSTONE ROAD/GREAT EASTERN ROAD,  
HOCKLEY.**

Author : **John Wood**

---

Application No: **99/00081/REM**

Applicant . **RYAN AND LEE**

Zoning : **RESIDENTIAL**

Parish **HOCKLEY**

Site Area. **0.098 ha**

## Planning Application Details

- 3 1 This application seeks approval of the details for three detached houses following the grant of outline planning permission on 17<sup>th</sup> December 1998, when it was resolved as follows:-

*'That the application be approved subject to the conditions set out in the schedule and subject to two informatives covering the Local Planning Authority's concern to ensure that the scale and height of the houses respect the pattern of development in the area and advising the applicant to be cautious as it is understood that there are numerous underground inspection pits on the site '*

- 3 2 Under the outline permission, approval was given to siting and means of access and approval is therefore now sought to the design, external appearance and landscaping of the proposal
- 3.3 The triangular shaped site is currently occupied by a substantial redundant telephone exchange building which will need to be demolished to make way for the new development proposals. One of the proposed units will front Gladstone Road, one is one the apex of the corner at the junction with Great Eastern Road and the third will front the latter road The garage to plot 2 will have access to Gladstone Road whilst those to Plots 1 and 3 will front side by side onto Great Eastern Road.

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### Relevant Planning History

- 3.4 Application CU/0194/94/ROC to change the use of the building to offices granted planning permission on 19 May 1994 but not implemented.
- 3.5 Application CU/0313/96/ROC to use the building for the storage of aircraft fittings and fixtures (nuts, bolts, latches etc.) granted planning permission on 14 August 1996 which has been implemented.
- 3.6 Application CU/0547/96/ROC to change use of building to dance school with parking layout and widen existing access from Gladstone road granted planning permission on 14 April 1997 This has not been implemented.

### Consultations and Representations

- 3.7 **Hockley Parish Council** – In view of the nearby access to the Telecom installation in Great Eastern Road and the access for their vehicles, the Council request that the County Surveyor should pay particular attention to traffic related matters.
- 3.8 **County Surveyor** – required an increase in the depth of the parking spaces to two of the plots whose garages fronted Great Eastern Road and this has been agreed by the Applicant. Also requires adequate pedestrian visibility splays and the hardstandings to be paved in permanent materials.
- 3.9 **Head of Housing, Health and Community Care** – has no adverse comments subject to the Standard Informative SI16 (Control of Nuisances) being added to any consent granted.
- 3.10 **County Planner's Specialist Architectural Adviser** – requested changes to the elevations including the removal of fake half-timbering and an increase in roof pitches particularly to projecting front gables.
- 3.11 Two objections have been received from local residents living opposite the site in Gladstone Road who are concerned about increased parking problems and would like a parking scheme for residents of the terraced houses in Gladstone Road Other concerns relate to impairment of view and loss of light They also consider bungalows would be preferable and were unaware of the change allowed to houses from the chalet and bungalows originally applied for in the outline application

### Material Planning Considerations

- 3.12 As reported to Committee when the outline application was approved , the original scheme for 1 detached 4-bed chalet and 2 detached 3 bed bungalows on the site was amended to three houses with a different layout following the consultation reply from the County Planner's Specialist Architectural Adviser It was considered that the layout as ultimately approved would better enhance the street scene in Gladstone Road and improve the townscape by creating an attractive treatment on the corner of Gladstone Road and Great Eastern Road which is a visual focal point in the street
- 3.13 With regard to the County Planner's same Adviser's comments on the detailed architectural design as now applied for, these have been presented to the agent, but he is unwilling to amend the design as he considers that there are many examples of similar designs in the District which have been approved and which are attractive to purchasers. Furthermore, at the outline stage, Members were concerned as expressed in the resolution quoted in Paragraph 3.1 above, that the scale and height of the houses should not be overdominant and should respect the pattern of development in the area. Therefore to increase the roof pitch as suggested by the County Planner would militate against achieving this objective in this area of mixed "house types".

- 3 14 The site levels are of a rather unusual configuration resulting in a saucer-shaped profile, and as required by the outline consent, details of levels and cross-sections of the site have been submitted. These indicate that where possible the slab levels will be related to the lowest part of each plot with some reduction of ground levels taking place to achieve this.

Conclusion

- 3 15 This is a somewhat difficult site to develop due to its shape, levels and position at the junction of two roads, but it is considered that the details of the scheme now proposed will result in a satisfactory development within the constraints that exist. The internal house layout of Plots 1 and 2 has been designed to minimise overlooking and Permitted Development rights for rear extensions to these two plots were removed at the outline stage due to their limited depth. Approval is therefore recommended.

Recommendation

- 3.16 The Corporate Director (Law, Planning & Administration) recommends that this application be approved subject to the following heads of conditions:-

- 1 SC14 Materials to be used (Externally)
- 2 SC22 PD Restricted – Windows (rear first floor elevations of Plots 1 and 2)
- 3 The two outer parking spaces provided in front of the garages for Plots 2 and 3 shall be laid out on the ground as shown annotated cross hatched A-B-C-D on the approved plan
- 4 The proposed vehicle hardstandings shall be paved in a permanent material in accordance with details submitted to and approved in writing by the Local Planning Authority before they are brought into use.

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# Committee Report

4



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On: **27 MAY 1999**

Report of: **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title: **OUTLINE APPLICATION TO ERECT AGRICULTURAL  
MANAGER'S DWELLING (DEMOLISH EXISTING BUNGALOW)  
(REVISED APPLICATION FOLLOWING REFUSAL OF  
OL/0013/98/ROC)  
LAND ADJ. GROSVENOR HOUSE, SOUTHEND ROAD, GT.  
WAKERING**

Author: **John Wood**

---

Application No. **98/00727/OUT**

Applicant: **MORLEYS NURSERIES**

Zoning: **METROPOLITAN GREEN BELT, LANDSCAPE IMPROVEMENT  
AREA**

Parish: **GREAT WAKERING**

Site Frontage: **21.5m Depth. 42.5m.**

## Planning Application Details

4.1 The proposal is to demolish an existing bungalow and build a replacement dwelling elsewhere within the nursery holding. The application is in outline form with approval being sought to the means of access only with siting, design, landscaping and external appearance being reserved matters.

4.2 Although detailed siting is to be a reserved matter, the application does relate to an area of land at the eastern end of the frontage of the site measuring 21.5 metres by 42.5 metres. Access is to be from the rear of the site from within the established nursery holding via the existing main entrance from Southend Road. The applicants have stated in a letter that they would wish the dwelling to be a house to meet their family needs by separating day time and night time activities onto two floors. It is also pointed out that with the exception of the existing bungalow, all other dwellings on this stretch of road are houses, including three stories, and the footprint of a house would be considerably smaller than a bungalow.



- 4.3 The existing bungalow is located on the west side of the site access and is built around an old air-raid shelter on the south east corner of the dwelling. This shelter is used for storage. It is understood that the shelter may be difficult to demolish, however, the County Archaeologist is currently undertaking a study into such wartime structures and is to look into the desirability of preserving this one. An update on this possibility will be given at the meeting.

#### Relevant Planning History

- 4.4 The existing bungalow which it is proposed to demolish was extended by 35 sq. metres in 1988 with planning permission to provide a second bedroom and improved kitchen and bathroom facilities. This additional floorspace included the replacement of an existing 7.8 sq. metre extension.
- 4.5 An application for a further extension to the bungalow of 30 sq. metres to give three bedrooms was refused in May 1994 and a subsequent appeal was dismissed. The Inspector concluded that the extension would breach the Council's policy on the size of extensions permissible in the Green Belt and that the proposal would constitute inappropriate development which would harm its open character and no very special circumstances existed sufficient to justify it.
- 4.6 An application for an additional dwelling on the same site as the current proposal was refused by the Council in June 1998 following a Member site visit. (OL/0013/98/ROC) Approval of this application would have resulted in three dwellings on the site as 2 already exist and it was considered to be excessive and unjustified and contrary to Green Belt policy. In addition it was considered that it would consolidate and emphasise the existing sporadic development in Southend Road and provide a precedent for further development and similar erosion of the countryside in the vicinity and elsewhere within the Green Belt areas in the District.

#### Consultations and Representations

- 4.7 **Great Wakering Parish Council** – no response.
- 4.8 **Head of Health, Housing and Community Care** – no adverse comments subject to Standard Informative SI16 (Control of Nuisances).
- 4.9 **Environment Agency** – The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.
- 4.10 **County Highways** – No objection subject to no direct access to Southend Road and provision being made and maintained within the site for parking and turning of vehicles.

#### Material Planning Considerations

- 4.11 The principle planning considerations material to this application can be summarised as follows:-
- Green Belt policy in relation to the rebuilding of existing dwellings,
  - Construction of dwellings in the Green Belt for agricultural workers.
- 4.12 This is an outline application to erect an agricultural manager's dwelling to replace a bungalow which has no agricultural occupancy condition, on the holding. There is also a second dwelling on the site, a larger property called 'Grosvenor House', which also has no agricultural occupancy condition.

APV

- 4 13 The dwelling is proposed to be located at the eastern end of the frontage and vehicular access will only be via the existing nursery access and the internal circulation road at the rear. The site is well screened both on the road frontage and from the agricultural land to the east and currently forms part of a garden running eastwards from Grosvenor House
- 4 14 Morleys Nursery is a family run concern and the applicant, Mr Wright (Junior) who currently lives in 'The Bungalow' to the west of the nursery entrance has primary management responsibility for the enterprise. Mr and Mrs B Wright (Senior) live in the adjacent 'Grosvenor House' on the east side of the entrance and would like to consider a significantly reduced role in the management in the foreseeable future. In addition, they already share 'Grosvenor House' with their second daughter, who is also a partner, and her family.
- 4 15 In letters submitted with the application, the reasons given for requiring a replacement bungalow and why the existing cannot be rebuilt on the same site are that the existing dwelling is inadequate for the needs of the present occupiers only having two bedrooms; the site is constrained by surrounding nursery buildings and they are concerned about their children's safety in view of the proximity to the site access which results in the garden fence being regularly knocked down by large delivery vehicles. If permission is granted for the re-sited property, the intention is to demolish the existing bungalow and improve the access by making it easier and more attractive
- 4 16 It is also claimed that the air-raid shelter adjoining the south east corner of the bungalow makes life in the existing dwelling more difficult and its use is limited as it has no natural light or ventilation. The continued presence and siting of this structure would limit the improvements that could be made to the access and the site generally were it to remain. It is considered essential therefore, that were permission to be granted that both the existing bungalow and air raid shelter should be demolished to bring about the necessary improvements and compensate for the new development being permitted in this Green Belt location
- 4 17 It was also suggested to the applicant that the new dwelling could be sited adjacent to the east side of the existing 'Grosvenor House', but he does not consider this acceptable since this area, including the application site, forms part of the garden of Grosvenor House and to move the new dwelling adjacent to it would break into this garden area and unnecessarily reduce and spoil its amenities. Any new position would need to leave Grosvenor House with a good garden it is claimed.
- 4.18 There is no doubt that 24 hour on-site supervision is required for the proper functioning of the enterprise, and this is supported by an Agricultural Surveyor's report submitted with the application which concludes that 'a second dwelling' is necessary and sustainable for the nursery unit. Such supervision is already in place from the two existing dwellings on the site but the applicants feel that the site is vulnerable to vandalism and intruders particularly from the eastern boundary and the relocated new dwelling will improve security to this part of the site.
- 4 19 The provision of agricultural dwellings is permitted by Structure Plan Policy S9 if it can be shown that the worker must be resident on the holding and that *'any development which is permitted shall be of a scale, design and siting such that the appearance of the countryside is not impaired'* Local Plan Policy GB3 is similarly framed, and the preamble also states that-
- '.. the Local Planning Authority will expect such dwellings to be sited adjacent to existing groups of farm buildings or settlements'*
- 4.20 It could be argued that this application does not comply with this requirement but the applicant's reasons for wanting the new dwelling where it is proposed and not wishing to rebuild on the somewhat constrained existing site are set out above. It is also worth bearing in mind that a straight replacement dwelling on the same site would fall within the normal Green Belt rebuild policy GB8 without requiring any Agricultural justification.

4.21 Regarding the size of the new dwelling that may be appropriate, in view of the fact that an appeal to enlarge the dwelling as it currently exists, which has already been extended by the amount permitted in the Green Belt, was dismissed on Green Belt grounds, it would not be appropriate for the replacement to be significantly larger. The existing potential rebuild size of the existing dwelling within policy and no agricultural occupancy condition is 119.16 sq metres including the air-raid shelter. With an agricultural occupancy condition, it is considered that there may be justification for permitting an increase to 150 sq. metres, but subject to the proviso that the rights to extend under permitted development are removed

4.22 The applicants have offered to enter into a S 106 agreement covering various matters, but it is considered that an agreement is only necessary to cover the removal of the existing bungalow, other matters being covered by conditions. Depending on the outcome of the County Archaeologist's investigations, this may or may not include the removal of the integral air-raid shelter as well

#### Conclusion

4.23 This application falls between two Local Plan Green Belt policies, i.e. those permitting the rebuilding of existing dwellings in the Green Belt and the erection of new dwellings in the Green Belt if justified on agricultural grounds as an exception to normal policy.

4.24 Ideally, the new dwelling should be built on the site of the old, but in view of the constraints of the existing site and the limited opportunities alleged by the Applicant for siting the replacement elsewhere adjacent to existing buildings as required by the policy, it is considered that an exception may be justified in this case, especially as neither of the existing dwellings on the site are covered by an agricultural occupancy condition. Approval is therefore recommended.

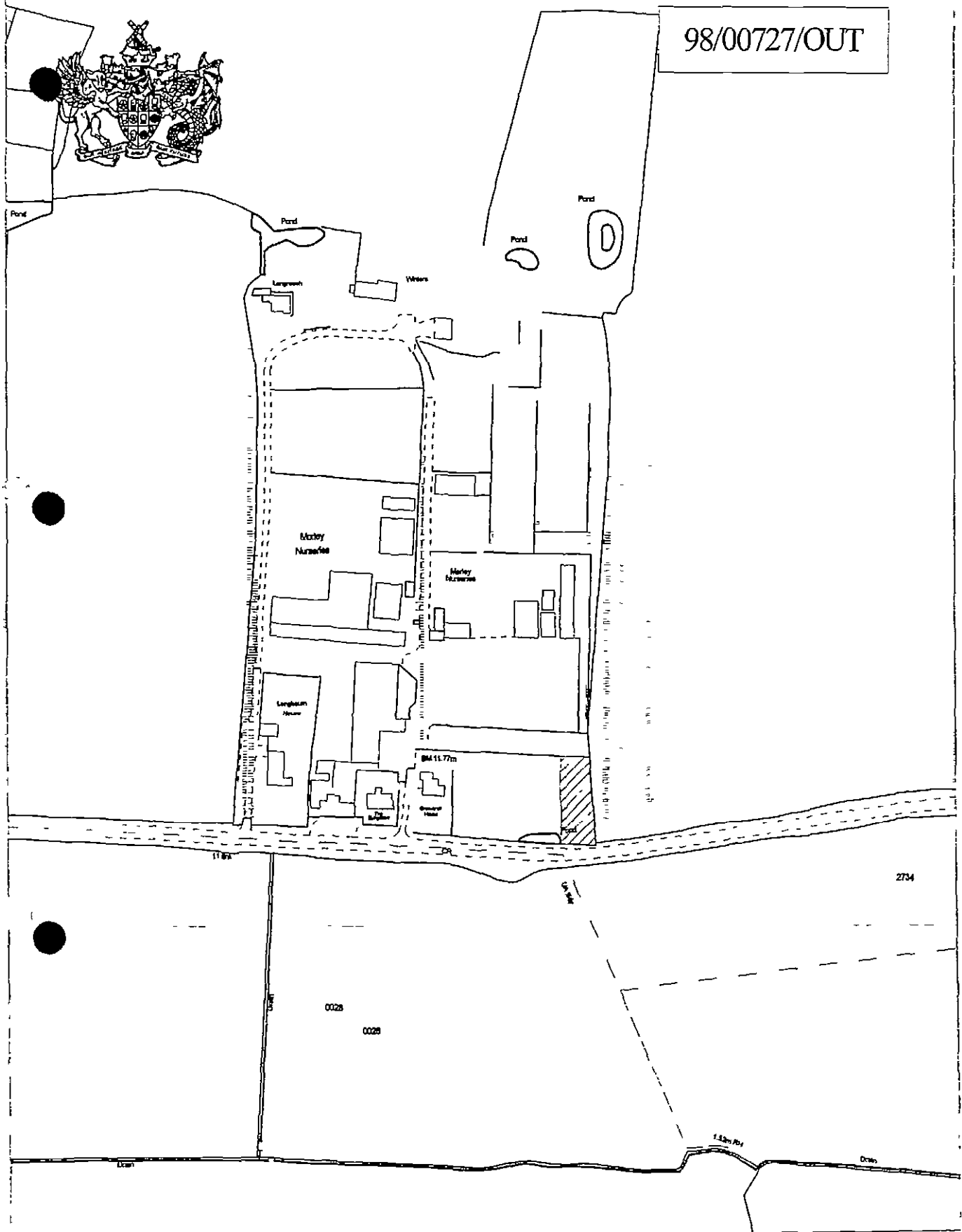
#### Recommendation

- (i) That the Corporate Director (Law, Planning and Administration) be instructed to negotiate a Section 106 Agreement in relation to this application to cover the demolition and removal from the site of the existing dwelling known as 'The Bungalow', Southend Road, Great Wakering, to include the integral air-raid shelter depending on the outcome of the County Archaeologist's study.
- (ii) That subject to such Agreement being completed to the satisfaction of the Director, that the application be approved subject to the following condition heads:-

- 1 SC1 Reserved Matters – Standard
- 2 SC3 Time Limits Outline – Standard
- 3 SC16 PD Restricted
- 4 SC44 Agricultural Occupancy
- 5 SC49 Means of Enclosure
- 6 SC58 Landscape Design – Details (Reserved Matters)
- 7 SC61 PD Restricted Access
- 8 SC75 Parking and Turning Space

- 9 The gross internal floorspace of the dwelling shall not exceed 150 sq metres in area
- 10 Prior to the occupation or within three months of completion (whichever date is sooner) of the dwelling hereby permitted, the existing dwelling including the air-raid shelter marked 'A' on the plan (No MOR.1/1197) returned herewith, shall be demolished and removed from the site. In any event, the existing dwelling shall be demolished and removed from the site within 15 months of commencement of construction of the new dwelling
- 11 The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole

98/00727/OUT



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# Committee Report

5.



Rochford District Council

To the meeting of. **PLANNING SERVICES COMMITTEE**  
On . **27<sup>TH</sup> MAY**  
Report of . **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**  
Title : **PREFABRICATED OFFICE BUILDING AND ASSOCIATED  
PARKING AREA.  
LAND OFF BRIDGE ROAD, GREAT WAKERING**  
Author : **Hannah Baker**

---

Application No **99/00166/GD**  
Applicant : **MINISTRY OF DEFENCE**  
Zoning : **METROPOLITAN GREEN BELT, SPECIAL LANDSCAPE AREA,  
COASTAL PROTECTION BELT**  
Parish: **GREAT WAKERING PARISH COUNCIL**

## Planning Application Details

- 5 1 Members are advised that under the provisions of Circular 18/84 (Crown Land and Crown Development) Part IV (Development by the Crown does not require planning permission. However, Government Departments are obliged to consult local planning authorities before proceeding with development which would otherwise require planning permission.
- 5.2 The proposal is to erect a prefabricated office building and associated parking area and floodlights on existing Ministry of Defence land. The office block is single storey with a footprint of 744sqm. It is to be built on an existing concrete area, whilst car parking for 84 vehicles will be placed on an adjacent existing tarmaced area.

## Relevant Planning History

- 5 3 There are no previous records of any planning applications on this site.

## Consultations and Representations

- 5 4 **County Surveyor** has no objections to this proposal
- 5 5 **Rochford Hundred Amenities Society** has no comment on this application
- 5 6 **Anglian Water** has no objections to raise in principle to the proposals. However, they suggest that there may be no public surface sewerage facilities in this vicinity, so an alternative method of surface water disposal should be considered as surface water is not permitted to be discharged in to the foul sewer.

5.7 **The Environment Agency** makes the following observations as they do not consider that the application considers pollution control sufficiently. Therefore they recommend that the following condition is applied covering this aspect.

5.8 **English Nature** advise that the proposal would not be likely to have a significant effect on the Foulness Special Protection Area and Ramsar Site and is not directly connected with the management of the site for nature conservation.

5.9 **Head of Leisure and Client Services** has no observations to make on the proposal

#### Material Planning Considerations

5.10 The site is within the Metropolitan Green Belt and a Special Landscape Area (RC7). The proposed single storey prefabricated building for office use will be located on an existing concrete hardstanding. As a result the building will not be encroaching on untouched Green Belt land.

5.11 It will be placed on the Ministry of Defence site near Great Wakering. This site has its own access road and the building is placed strategically near to this road's junction with the public highway close to the existing Police Post and Meteorological Office building, which comprise similar style buildings.

5.12 The proposed prefabricated building is of a considerable size and will be placed on a relatively exposed site. An appropriate colour scheme for the roof and walls would help to reduce the building's impact on the surrounding countryside.

5.13 The proposal does not comply with Green Belt policy (GB1) of the adopted Rochford District Local Plan (First Review). Therefore "very special circumstances" must be demonstrated in this case to warrant the need for a new building in the Green Belt.

5.14 The purpose of the building is to replace accommodation to facilitate the move of the existing Defence Evaluation and Research Agency (DERA) staff from offices at New Ranges, to release the space at New Ranges for redevelopment, in partnership with industry to bring new jobs to Shoeburyness. This is occurring as part of the rationalisation of the New Ranges site.

#### Conclusion

5.15 Due to the circumstances described above it is felt that assisting the long-term planning and retention of DERA at Foulness can be perceived as a "very special circumstance", along with the potential for new jobs being created.

#### Recommendation

5.16 The Corporate Director (Law, Planning and Administration) recommends that the Council raise no objections subject to the following conditions:

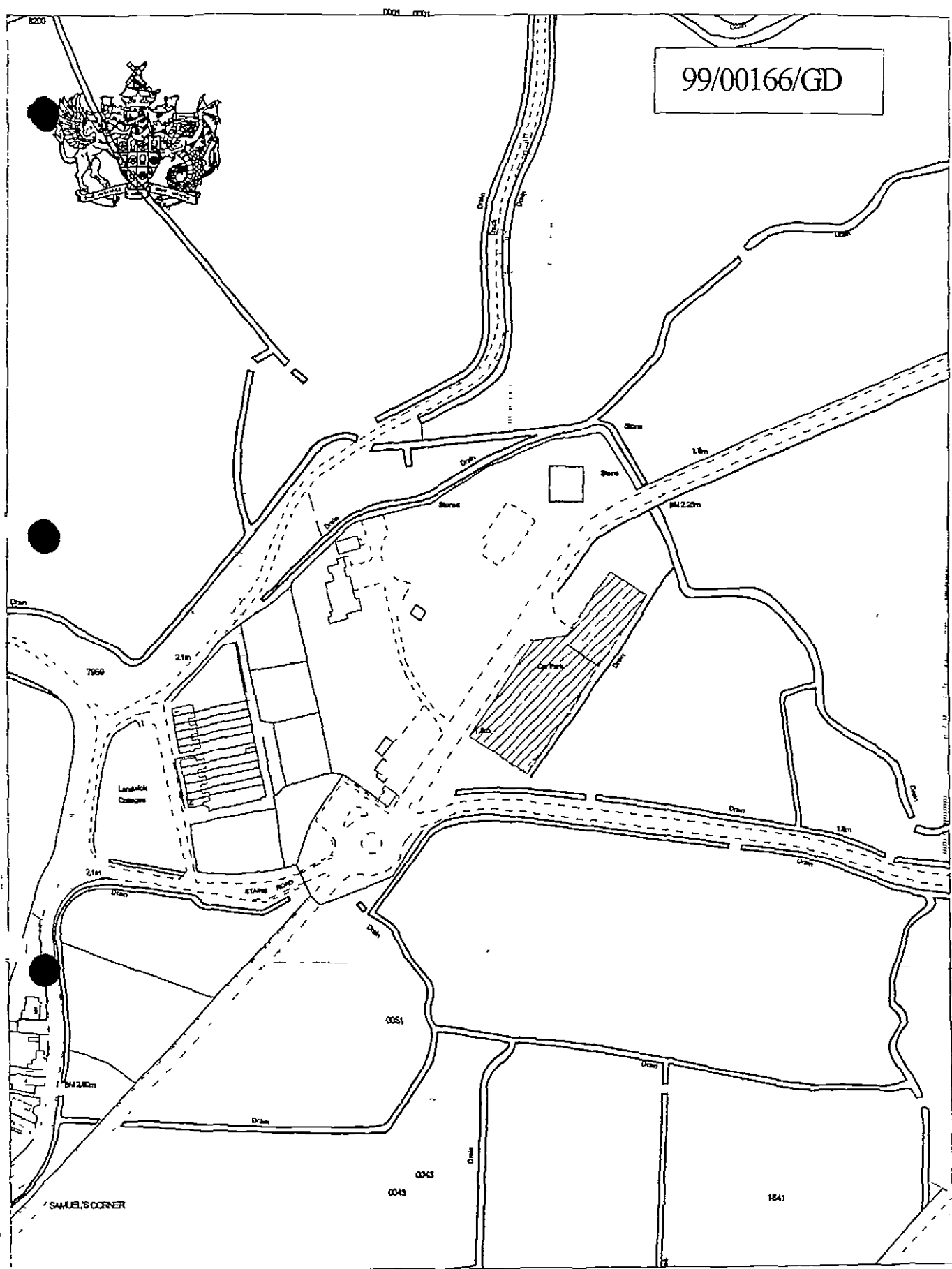
- 1 SC4 Time Limits Full
- 2 SC14 Materials to be used – Externally
- 3 SC90 Surface Water Drainage
- 4 SC91 Foul Water Drainage

- 5 Prior to commencement of any development, a scheme for the provision and implementation of pollution control shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans

PLW



99/00166/GD



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# Committee Report

6.



Rochford District Council

To the meeting of **PLANNING SERVICES COMMITTEE**

On : **27<sup>th</sup> MAY 1999**

Report of **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **CONTINUE USE OF AND RETAIN RELOCATABLE BUILDING AS CLUB HOUSE AND ANCILLARY BOAT STORAGE, DINGHY STORAGE RACKS, HARDENED AREA, FLOATING PONTOONS AND CAR PARKING AREA  
SUTTON WHARF SOUTH, EAST OF BOATYARD, ROCHALL WAY, ROCHFORD**

Author : **ANITA WOOD**

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Application No. **98/00465/FUL**

Applicant **WAKERING YACHT CLUB**

Zoning . **EXISTING INDUSTRIAL**

Parish: **ROCHFORD PARISH COUNCIL**

## Planning Application Details

6 1 The applicants are seeking to retain a yacht club facility granted planning permission via application F/0380/92/ROC initially for a period of 5 years on 16th September 1992. This followed a number of previous unsuccessful applications for a yacht club at Barlinghall Wharf Barling Magna where environmental objections could not be overcome. Although that part of the present proposal on the river side of the sea wall e.g. pontoons, fall within the boundary of the Special Landscape Area, Coastal Protection Belt and the Metropolitan Green Belt. Whereas, the landward base in this application is zoned for existing Industrial purposes and the whole site is within Roach Valley Conservation Zone. This site is generally considered to be less sensitive than the alternative previously proposed.

6 2 This site search was brought about because the club lost its previous operational base.

The current proposal seeks to include additional pontoons to the western side of the river frontage and the addition of minor structures to the existing clubhouse namely an open canopied porch, boiler housing and ramp.

## Relevant Planning History

6 3 No planning history in addition to that outlined above.

## Consultations and Representations

### First Round

- 6.4 **Rochford Parish Council** has no objections.
- 6.5 **The County Surveyor** has no objection
- 6.6 **Anglian Water** (Developer Services) has no objections to raise to the proposals from the planning aspect and has no comment to make thereon
- 6.7 **The County Planner** considers that given the nature of the proposals no formal comment is necessary.
- 6.8 **The Environment Agency** has no objection to the proposed development.
- 6.9 **The Civil Aviation Authority** comment that the proposed development does not conflict with aerodrome safeguarding criteria and therefore has no objection.
- 6.10 **The Head of Corporate Policy and Initiatives** has no objection to the proposal.
- 6.11 **The Head of Health Housing and Community Care** requests that conditions are included on the decision notice covering an investigation for the presence of methane/landfill gas, no burning of waste on site and standard condition 85 - method statement.
- 6.12 **The Head of Leisure and Client Services (Engineers)** make no observation on the proposal

### Second Round (due to revised details)

- 6.13 Consultees repeat their previous comments apart from;
- 6.14 **The Environment Agency** add that their written consent is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of the main river and will be covered by an informative on the decision notice.
- 6.15 **The Crouch Harbour Authority** comment that notwithstanding that they have no jurisdiction above the High Water Mark, the Authority would be concerned if further development of the site and were to occur.
- 6.16 **English Nature** initially expressed concern that the proposal included additional pontoons and recommended that the applicant be required to provide, to enable an appropriate assessment to be made, the following:
- i) Information on the likely additional disturbance to birds
  - ii) A hydrodynamic assessment to measure the likely effects of erosion as a result of changes to tidal flows.

Q22

6 17 Their formal view therefore was that of objection subject to an appropriate assessment, by the planning authority under Regulation 48(1) of the Conservation (Natural Habitats and Conservation) Regulations 1994 to establish that the proposal will not adversely affect the integrity or the conservation objectives of this Special Area of Conservation. Also that no more than small-scale maintenance dredging should be carried out adjacent to the club and would prefer a condition limiting all dredging including any large scale capital dredging requiring the removal of mud above mean low water but will be covered by an informative

6.18 In relation to the Site of Special Scientific Interest (SSSI), provided the appropriate measures are taken regarding the European sites, the effect on the SSSI will also have to be carefully considered

#### Third Round (due to revised details)

6.19 Consultees repeat their previous comments apart from;

6 20 Following a visit to the site **English Nature** modified their views and does not think that the pontoons would significantly affect the adjacent Special Area of Conservation site by way of their effect on tidal flows and confirmed no objection to the application. Although they request steps are taken to limit any further development by the club.

6 21 **The Head of Housing, Health and Community Care** advises details of a methane/landfill gas and soil analysis investigation on the site has since been submitted to the Division. The report advises that no evidence has been found to indicate the presence of methane or landfill gas and no soil contamination has been determined that might require any remedial works on the site. Under these circumstances the condition previously advised need not be added to any grant of consent.

#### Material Planning Considerations

6 22 The main issues relevant to this case are policy and the planning history of the yacht club already referred to above

#### **POLICY**

6.23 Since the proposal incorporates development along the coastline, whilst the principle base of the club and the application site is in the Existing Industrial Area the pontoons etc. are sited within an area covered by the following notations: Coastal Protection Belt, Metropolitan Green Belt, Special Landscape Area, and Roach Valley Conservation Zone.

##### ▪ **Existing Industrial Use**

6.24 The Essex Structure Plan – Adopted Second Alterations, sets out at Policy E1 industrial allocations for Districts. The emerging Essex Replacement County Structure Plan Policy BIW3 takes a firmer line concerning non-industrial uses on industrial sites. Background data indicates an over provision of 5.5 hectares of “employment land” for the existing plan (1986-2001) and a marginal excess of 1 hectare for 1996-2011

6 25 Policy EB2 of the Rochford District Local Plan, First Review 1995, states that within such areas application for development within Use Classes B1 (Business), B2 (General Industrial) and B8 Storage and Distribution, will normally be permitted

6 26 Where non-conforming uses propose to locate within such areas, Policy EB4 states that regard will be had to the available supply of land or buildings for manufacturing and the avoidance of congestion or traffic hazard.

*REV.*

6 27 As a recreational boat club the use falls within Class D2, (Assembly and Leisure) of the Town and Country (Use Classes) Order 1987. The site is small in comparison to the other uses within the industrial park and is located to the north of the estate. There is a line of electricity pylons running across the site, effectively limiting the size of any future built development on the site and access to the site is from an unmade road. Each of these factors reduces the potential of site for industrial purposes, (not to mention the conservation issues to be raised by English Nature) and given the earlier 5 year temporary permission granted, it is considered that a permanent permission is now reasonable.

6.28 Turning to the traffic impact, the site has parking facilities for a maximum of 25 cars, although this level is rarely ever reached even at weekends. The club only has a licence for 100 moorings and so there is a limit to the number of members, which is currently at approximately 90 persons.

- Coastal Protection Belt
- Roach Valley Conservation Zone
- Special Landscape Area

6 29 Each of these land designations and their supporting policies within the Rochford District Local Plan, First Review, 1995, stem from the Council's objectives for rural conservation.

6 30 Since part of the development is within the River Roach the policy pertaining to the Coastal Protection Area will have to be justified. Policy RC9 looks to protect rural and undeveloped areas of the coastline and inlets.

6.31 Any development permitted should require a coastal location.

6 32 This is not a rural or undeveloped part of the coastline and the proposed use clearly requires a coastal location.

6 33 Protection of wildlife habitats is an objective that is reiterated within identified nature conservation zones. Policy RC5 does not permit development that would be prejudicial to the retention and management of important wildlife habitats and their inter-relationships. English Nature is perhaps the most important consultee in such cases and following negotiations and a site visit they are agreed that the proposal has no detrimental impact to the surrounding bird habitats at current, although they raise caution over any further development.

6 34 As stated the site is on the boundary to the Special Landscape Area where policy RC7 is applicable. The policy states that there is a presumption against development in such areas unless its location, design and materials accord with the character of the area. However, since the site is on the boundary to the existing industrial area and the Special Landscape area this policy could be relaxed somewhat in terms of design and materials.

- Metropolitan Green Belt

6.35 The River Roach is actually designated as Metropolitan Green Belt and as such would be subject to Policy GB1 of the Local Plan. The boat club, which uses the river for recreational uses is a small-scale facility for outdoor sport and recreation and would not be contrary to the policy outlining uses that are acceptable within the Green Belt.

## PLANNING HISTORY

6.36 Since the Yacht Club was originally given planning permission under F/0380/92/ROC the layout and use of the site has not altered. There has been no record of complaints with regard to the club or its members to the Local Planning Authority.

### Conclusion

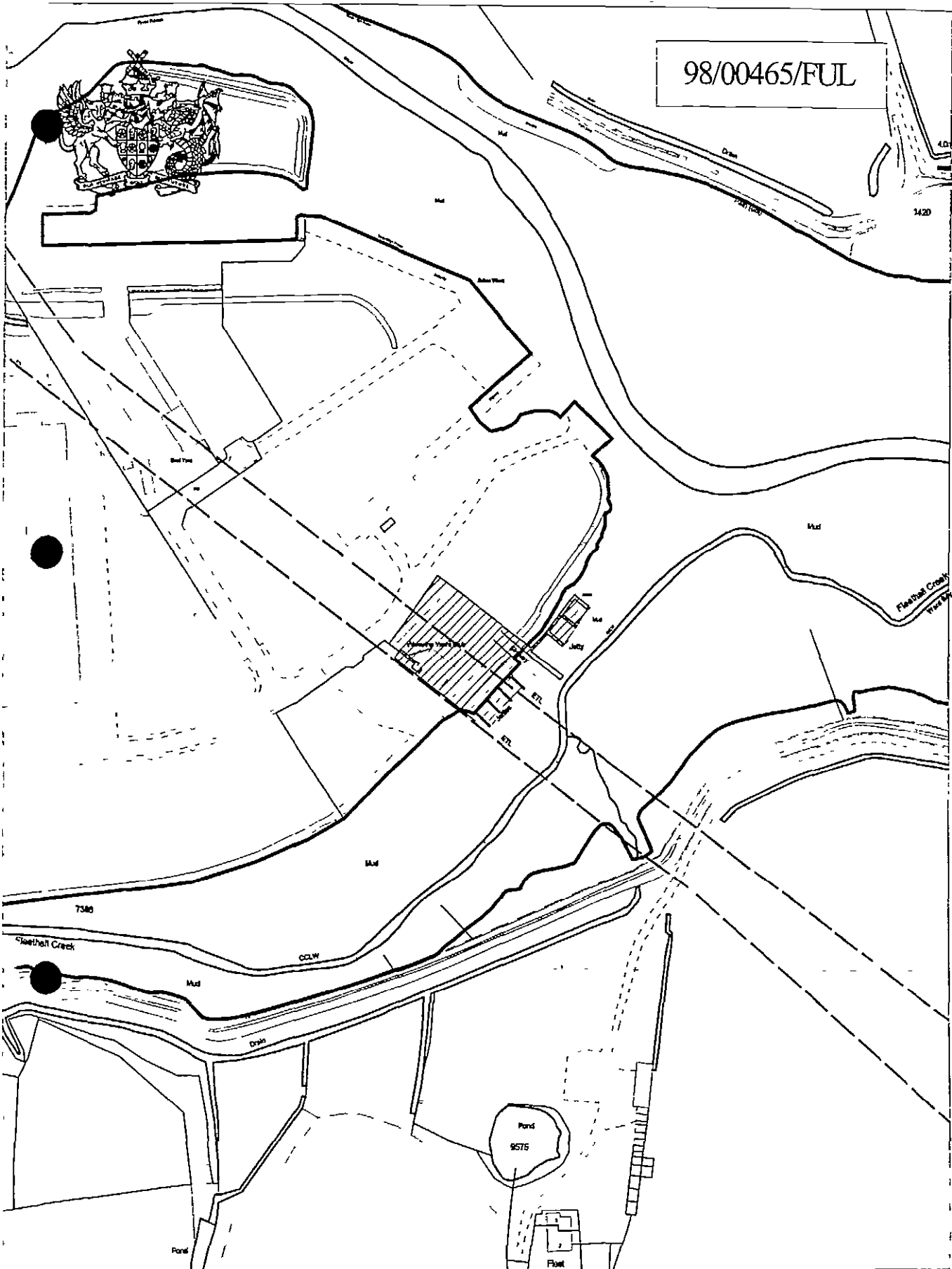
- 37 Following three rounds of consultations, the concern of English Nature who were minded to object to the proposal initially have been resolved, they now raise no objection although they have reservations regarding any future development of the site (which would be subject of a separate application).
- 6 38 This is a small-scale operation occupying a small and constrained site (for other prospective industrial uses) within an area of existing industrial use.

### Recommendation

- 6.39 The Corporate Director (Law, Planning and Administration) recommends that this application be approved subject to the following heads of conditions

- 1 SC79 CAR PARKING – DELINEATED
- 2 The areas intended for parking, boat storage, dinghy racks, access thereto and the paved area shown on the approved plan drawing no.91.044/15 and dated 10<sup>th</sup> February 1999 shall be surfaced to the satisfaction of the local planning authority and provided commensurate with continued use of the site hereby permitted
- 3 SC59 LANDSCAPING DESIGN – DETAILS
- 4 SC50 MEANS OF ENCLOSURE – FULL
- 5 There Shall Be No Burning Of Waste Materials On Any Part Of The Site Containing the Development Hereby Approved.

98/00465/FUL



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## DELEGATED PLANNING DECISIONS -- 27 MAY 1999

I have decided the following applications in accordance with the policy of delegation.

Application No : 98/00701/FUL      Decision : **Application Permitted**  
Location : 96 Victoria Avenue Rayleigh Essex  
Proposal : Erect 7 Dwellings with Garages and Associated Works (Part Substitution  
for Planning Permission Ref. F/0197/98/ROC).  
Applicant : Robert Leonard Group PLC

Application No : 99/00009/FUL      Decision : **Application Permitted**  
Location : 17 Dorset Gardens Rochford Essex  
Proposal : Two Storey Side Extension and Ground Floor Rear Extension (Convert  
Existing Garage into Living Accommodation)  
Applicant : Mr & Mrs Brown

Application No : 99/00015/FUL      Decision : **Application Permitted**  
Location : 15 Hullbridge Road Rayleigh Essex  
Proposal : Formation of Vehicular Crossing  
Applicant : D E Dunwell

Application No : 99/00023/FUL      Decision : **Application Permitted**  
Location : The Old Rectory Nursing Home Stambridge Road Stambridge  
Proposal : Driveway Improvements and Form Additional Parking Area  
Applicant : Ablequest Investments LTD

Application No : 99/00025/FUL      Decision : **Application Permitted**  
Location : 205 Eastwood Road Rayleigh Essex  
Proposal : Erect 5-Bed Detached House with Integral Garage (Demolish Existing  
Bungalow)  
Applicant : F Withrington And Sons

Application No : 99/00030/FUL      Decision : **Refuse Planning Permission**  
Location : 2 Scotts Hall Cottages Scotts Hall Road Canewdon  
Proposal : Construction of Vehicular Access.  
Applicant : Mr S Sach

- 1      The proposal does not appear to show sufficient land within the applicant's control to provide a traffic visibility distance equal to the reasonable stopping distance of oncoming vehicles at the ambient traffic speed to the north. The lack of such visibility would result in an unacceptable degree of hazards to all road users to the detriment of general highway safety.

*Q.P.V.*



Application No : 99/00032/FUL      Decision :      **Application Permitted**  
Location : 23-25 Spa Road Hockley Essex  
Proposal : To Add a Store Room to the Existing Property.  
Rear Single Storey Exit  
Applicant : Mr C V Walker

Application No : 99/00034/FUL      Decision :      **Refuse Planning Permission**  
Location : 1 Winchester Drive Rayleigh Essex  
Proposal : Rebuild Existing Bungalow by Demolition of Rear and Internal Walls  
and Construction of New Roof/Ancillary Works  
Applicant : Mr R Perry

1      RFR4      Green Belt - Extensions

Application No : 99/00038/FUL      Decision :      **Application Permitted**  
Location : 71 London Road Rayleigh Essex  
Proposal : Erect Part Two Storey, Part Single Storey Extension to Rear Porch to  
Front.  
Applicant : Mrs N Comper

Application No : 99/00046/FUL      Decision :      **Application Permitted**  
Location : Belchamps Camp Holyoak Lane Hockley  
Proposal : Construct Parking Areas.  
Applicant : Belchamps Scout Centre

Application No : 99/00050/FUL      Decision :      **Application Permitted**  
Location : 5 Mount Crescent Hockley Essex  
Proposal : Formation of Rooms in Roofspace with Front and Rear Dormers  
Applicant : Mr Boul

Application No : 99/00051/ADV      Decision :      **Grant      Advertisement  
Consent**  
Location : The Bull PH 99 Main Road Hockley  
Proposal : Externally Illuminated Signage to Front Elevation and West Side  
Elevation Externally Illuminated Projecting Sign to Front Elevation and  
Post Sign in Forecourt.  
Applicant : Scottish And Newcastle Retail

Application No : 99/00052/LBC      Decision :      **Grant      Listed      Building  
Consent**  
Location : The Bull PH 99 Main Road Hockley  
Proposal : Addition of Externally Illuminated Signs to Front and West Elevations  
Install Lanterns, Window Boxes and Hanging Boxes (Mangers)  
Applicant : Scottish And Newcastle Retail

*Q24*

Application No : 99/00054/FUL                      Decision .      **Application Permitted**  
Location : 117 Little Waking Road Great Waking Southend-On-Sea  
Proposal : Vehicular Access  
Applicant : Mr & Mrs B De Rose

Application No : 99/00055/FUL                      Decision .      **Application Permitted**  
Location : 44 Leshe Road Rayleigh Essex  
Proposal : Ground Floor Side Extension (Porch)  
Applicant : Mrs S Moggeridge

Application No : 99/00058/COU                      Decision :      **Application Permitted**  
Location : 29 Cornwall Gardens Rochford Essex  
Proposal : Change of Use of Land to Private Garden. Re-location of Boundary Fence.  
Applicant : Mr T B Sharp

Application No : 99/00060/FUL                      Decision .      **Refuse Planning Permission**  
Location : 109 Lower Road Hullbridge Hockley  
Proposal : Attached Garage to Side with Dormer Window. Dormer to Side Elevation. Hipped Roof to Existing Rear Dormer.  
Applicant : Mr & Mrs W Piper

- 1      The proposed extension, virtually up to the side boundary, including potential first floor accommodation within the extended roof is contrary to policy H11 of the local plan (A1.4.8) and is unacceptable as it would have the potential for coalescence of dwellings at first floor to the detriment of the openness and appearance in the street scene

Application No : 99/00072/ADV                      Decision .      **Grant      Advertisement Consent**  
Location : Land Adjacent 2 Purdeys Industrial Estate Purdeys Way  
Proposal : Erect Estate Directory Sign  
Applicant : The Industrial Partnership

Application No . 99/00077/FUL                      Decision :      **Application Permitted**  
Location . 34 Goldsworthy Drive Great Waking Southend-On-Sea  
Proposal      Install Two Bow Windows to Front Elevation  
Applicant : A & P Wilson

Application No : 99/00078/FUL                      Decision .      **Application Permitted**  
Location . 224A Eastwood Road Rayleigh Essex  
Proposal . Formation of Rooms in Roofspace with Dormers to Front and Rear  
Applicant . Mr Higgins

Application No . 99/00079/FUL Decision . **Application Permitted**  
Location : Land Adjacent 110 The Chase Rayleigh  
Proposal : Erect 4-Bed Detached House With Integral garage  
Applicant : Mr J Gilbey

Application No . 99/00086/ADV Decision : **Grant      Advertisement**  
**Consent**  
Location 1-9 Ferry Road Hullbridge Hockley  
Proposal : Display of 2 Fascia Panel Signs and 2 Externally Cowl Illuminated Signs  
Applicant : Budgens Stores Ltd

Application No . 99/00093/FUL Decision . **Application Permitted**  
Location . 95 High Road Rayleigh Essex  
Proposal . Erect Two Storey Side Extension and Ground Floor Side Extension  
Comprising Garage  
Applicant : Mr & Mrs Negus

Application No . 99/00094/FUL Decision : **Application Permitted**  
Location . The Bungalow Fambridge Road Rochford  
Proposal : Ground Floor Rear Extension with Balcony over, (Demolish Existing  
Conservatory) Construction of Verandah to Rear.  
Applicant . Mr & Mrs J Maunders

Application No 99/00095/FUL Decision : **Application Permitted**  
Location : 58 Clifton Road Rochford Essex  
Proposal : Ground Floor Side and Rear Extension. Erection of Garage (Demolish  
Existing Garage).  
Applicant : L K Dodds

Application No : 99/00098/FUL Decision : **Application Permitted**  
Location . 7 Great Wheatley Road Rayleigh Essex  
Proposal . Ground Floor Side Extension (Garage)  
Applicant : D Andrews

Application No : 99/00110/FUL Decision : **Application Permitted**  
Location : 2 Claybrick Avenue Hockley Essex  
Proposal Part Ground Floor/Part Two Storey Side and Rear Extension First Floor  
Front Extension (Revised Submission Following App 98/752/FUL)  
Applicant : M Arnold

APV

Application No : 99/00111/FUL                      Decision .        **Refuse Planning Permission**  
Location : 601 Ashingdon Road Rochford Essex  
Proposal .        Extension to and Raising of Roof to Provide 4 Bedrooms With Dormers  
                         to Front and Rear  
Applicant .        Mr & Mrs Crancour

- 1        The Rochford District Local Plan First Review shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy GB1 of the Local Plan and to Policy S9 of the Essex Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies GB2 and GB7 of the Local Plan). Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

Policy GB7 of the Local Plan provides that the total size of a Green Belt dwelling as extended, including any extension which may have previously been added, will not normally exceed the original floor space by more than 35 square metres. The proposal is considered excessive, rather than reasonable, resulting in a substantial change in the appearance and character of the property contrary to the above policies.

Furthermore, the proposed raising of the roof and creation of a large chalet property will increase the bulk of the property and its impact on the openness of the Green Belt at this point

Application No . 99/00117/FUL                      Decision .        **Application Permitted**  
Location : 45 Central Avenue Rochford Essex  
Proposal : Erect Detached 3-Bed Bungalow and Detached Garage. (Demolish  
                         Existing Bungalow)  
Applicant : Maplestyle Homes Ltd

Application No . 99/00118/FUL                      Decision .        **Application Permitted**  
Location : 18 Bramfield Road East Rayleigh Essex  
Proposal : Ground Floor Rear Extension  
Applicant : Mr C Heasman

Application No . 99/00119/FUL                      Decision .        **Application Permitted**  
Location : 261 Rectory Road Hockley Essex  
Proposal .        Vehicular Access  
Applicant .        Kevin Lewis

Application No . 99/00130/FUL                      Decision .        **Application Permitted**  
Location : 37 Church Road Rayleigh Essex  
Proposal : Ground Floor Rear Extension  
Applicant .        D W Gothard

Application No : 99/00143/FUL                      Decision :    **Application Permitted**  
Location : 15 Spa Road Hockley Essex  
Proposal : Replacement of Existing Automatic Teller Machine  
Applicant : Barclays Property Holdings Ltd

Application No : 99/00144/ADV                      Decision :    **Application Permitted**  
Location : 15 Spa Road Hockley Essex  
Proposal : Internally Illuminated, Non Projecting Fascia Sign (In Association with  
Replacement Automatic Teller Machine)  
Applicant : Barclays Property Holdings Ltd

Application No . 99/00148/FUL                      Decision :    **Application Permitted**  
Location : Great Stambridge Hall Stambridge Road Rochford  
Proposal : Erect Agricultural Storage Building  
Applicant : Rankins Farms Ltd

Application No . 99/00157/FUL                      Decision :    **Application Permitted**  
Location : 154 Bull Lane Rayleigh Essex  
Proposal : Ground Floor Side Extension to East Elevation (Garage)  
Applicant : P Carter Esq

Application No : 99/00164/FUL                      Decision :    **Application Permitted**  
Location : 10 Helena Close Hockley Essex  
Proposal : Ground Floor Side and Rear Extension  
Applicant : Mr M J Waite

Application No : 99/00180/FUL                      Decision :    **Application Permitted**  
Location : 165 Downhall Park Way Rayleigh Essex  
Proposal : Ground Floor Rear Extension (Conservatory) and First Floor Side  
Extension  
Applicant : Mr & Mrs M Cooper

# DELEGATED BUILDING REGULATIONS DECISIONS

## APPROVALS

27<sup>th</sup> May 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BR 98/448A	28, Hawkwell Park Drive Hawkwell	Rooms in Roof
BR 98/554A	212, Hockley Road Rayleigh	Rear Extension
BR 98/548A	3, Hillside Avenue Hockley	Rear Extension
BR 99/243	8, Plumberow Mount Avenue Hockley	Rooms in Roof
BR 99/195	83, Philbrick Crescent Rayleigh	First Floor Rear Extension, Rooms in Roof with Dormers and New Front Porch
BR 99/163	121, Rochford Garden Way Rochford	Ground Floor Side Extension (Bedroom & Shower)
BR 99/116	12, Swayne Avenue Hockley	Single Storey Rear Extension
BR 99/215	96, Victoria Avenue Rayleigh	Seven Detached Five & Six Bedroom Houses & Associated Garages
BR 99/250	43, White Hart Lane Hockley	Garage Conversion to Bedroom
BR 99/177	10, Helena Close Hockley	Single Storey Rear & Side Extension
BR 99/189	165, Downhall Park Way Rayleigh	First Floor Side Extension
BR 99/147	Crane Court St Thomas Road South Fambridge	Dwelling with Garage
BR 99/60	1, Ferndale Road Rayleigh	Single Storey Rear Extension & Enclosure of Existing Carport

BR 99/193

14, Ducketts Mead  
Canewdon

Extension

BR 99/164

18, Bramfield Road East  
Rayleigh

Single Storey Rear Extension

BR 99/157

117, Louis Drive West  
Rayleigh

Rear Extension & Alterations

# DELEGATED BUILDING REGULATIONS DECISIONS

## REJECTIONS

27<sup>th</sup> May 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BR 99/117	100, Oxford Road Rochford	Convert Existing Roof From Hip to Gable and Create Two Bedrooms & One Shower Room Within
BR 99/131	36, Hullbridge Road Rayleigh	Roof Extension & Alteration
BR 99/73	Somerfield Stores 12-24, Eastwood Road Rayleigh	Refurbishment & Provision of New Refridgeration Plant
BR 99/121	4, Swayne Avenue Hockley	Loft Conversion to Existing Bungalow Including Re-Pitching Roof to Existing Rear Extension
BR 99/122	22, Main Road Hockley	Ground Floor Sales Area Extension

Chairman

*[Signature]*

date 17/6/99.