



**Rochford District  
Council**

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**1999**

**January - December**

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**Rochford District  
Council**

# **ROCHFORD DISTRICT COUNCIL MINUTES**

**1999**

**April (Part 1)**

ROCHFORD DISTRICT COUNCIL

Minutes of the Transportation & Environmental Services Committee

At a Special Meeting held on 1st April 1999 Present: Councillors V.H Leach (Chairman), R.S. Allen, D.E. Barnes, C.I. Black, J.M. Dickson, D.M. Ford, Mrs. J.E Ford, Mrs. J.M. Giles, D.R. Helson A Hosking, V D Hutchings, R.A. Pearson, S R. Tellis, Mrs. M.S. Vince, Mrs M.J. Webster and D.A Weir

Apologies. Councillors G.C Angus, K.A. Gibbs, Mrs. H L A. Glynn and T.A. Powell

Substitutes: Councillors P.A. Beckers, C.R Morgan, P F.A. Webster and Mrs. J. Helson

115. DRAFT COUNTY/DISTRICT WASTE MANAGEMENT STATEMENT

The Committee considered the report of the Head of Housing, Health and Community Care which gave Members an opportunity to consider further the draft Waste Management Strategy Statement of Essex County Council tabled at the Meeting of this Committee on 23rd March

The Committee welcomed Mr. Kerth Collins of Ecologika who had been invited to attend the Meeting as this Authority's Waste Strategy consultant and to assist the debate on the matter

Members considered the document was to be viewed as a positive step, although there was still a lot of work to be done before it could be wholly supported by this Authority. The issues of incineration and continuing landfill were raised as two points not resolved within the draft document. Given the amount of work still required on the waste plan Members were of the opinion that there was a need to move the date of the Public Inquiry back to allow time for all necessary work to be carried out. Subject to minor amendments, the Committee concurred with the sentiments of a draft response suggested by the Head of Corporate Policy and Initiatives. On a motion put by Councillor D.E. Barnes and seconded by Councillor C.I. Black it was:-

Resolved

That Essex County Council be advised:-

(1) That this Council welcomes in principle the draft proposed Strategy Statement. However, at the same time, in considering the action plans, it is recognised there is still work to do and there are many points of concern to consider through joint discussions between the Consortium and the County

(2) That this Council's policy remains in opposition to incineration and the future use of landfill sites is cause of concern

That as the Consortium is expecting to receive a first report from Ecologika in the near future, this, together with a commitment from County to sign up to the statement on 13th April 1999, would provide a sensible starting point for future discussions and negotiations (HCPI)

The Meeting closed at 10 00pm

munsapr1

Chairman



date 3. June 99



## ROCHFORD DISTRICT COUNCIL

### Minutes of the Audit Services Committee

At a Meeting held on 6th April 1999. Present: Councillors C R Morgan (Chairman), R Adams, C I. Black, Mrs. H.L A Glynn, Mrs. J Hall, Mrs. W.M. Stevenson, R E Vingoe and P.F.A Webster.

Apologies: Councillors D R Helson and Mrs J. Helson.

Substitutes: Councillor D.E Barnes.

#### 116. MINUTES

Resolved that the Minutes of the Meeting of 24th November 1998 be approved as a correct record and signed by the Chairman.

#### 117. OUTSTANDING ISSUES: MEETING OF 2ND JUNE 1998

In reply to a Member question, the Corporate Director (Finance and External Services) indicated that Members' responsibilities and liabilities in respect of outside bodies will be influenced by impending government legislation regarding new forms of political structure. It is therefore intended to present a report on this matter to the Committee when the implications of the legislation become clearer. The Chief Executive informed Members that a report on the White Paper currently being considered by Parliament concerning proposals for modernising local government would be considered by the Structural and Procedural Review Working Group at its meeting on 14th April 1999.

#### 118. ANNUAL AUDIT PLAN

The Committee considered the report of the Chief Executive which gave details of the Audit Plan for 1999/2000, in particular the allocation of audit time to each area of the Council's activities

It was noted that the Audit Commission is now looking for more documented evidence in the development of an audit plan, based on a clear risk assessment. Consideration was therefore given by the Committee to broader criteria for the development of a risk assessment as shown below:-

- 1 the accomplishment of established goals and objectives -the overall strategy and objectives of the service, and the way in which the body is organised to meet these and to monitor its performance
2. compliance with policies, plans, procedures, laws and regulations - the detailed arrangements for ensuring that the service meets its legal and professional requirements and the policies and standards set by members
3. the effective, efficient and economical use of resources -procedures for evaluating performance and service delivery
4. reliability and integrity of information - procedures for ensuring that financial and service information is accurate, prompt and available to the right officers and members
- 5 the integrity of payments and income systems and safeguarding assets - the internal control systems for ensuring that financial transactions have been properly made and that assets are recorded and secured

These criteria will be further developed into specific factors which can be weighted to determine an overall risk factor for each service area. This factor will determine the audit coverage for the 2000/2001 Audit Plan and the subsequent two years.

## Resolved

- (1) That the audit plan for 1999/2000 be agreed.
- (2) That the criteria for further developing the audit risk, and a detailed report on the application of risk assessments to the Audit Plan, be made to the December meeting of this Committee. (CE)

### 119. ANTI-FRAUD POLICY

The Committee considered the report of the Corporate Director (Finance and External Services) which explained the background to the development of a formal anti-fraud policy. A draft of the policy was appended for Members' examination.

It was, however, noted that the adoption of an anti-fraud policy is only a first step and will need to be accompanied by a procedure to protect "whistle blowers". It is intended to present this procedure to the next meeting of the Committee.

Members were informed that it will also be necessary to adopt a formal prosecutions policy. Where fraud cases are not pursued by the Crown Prosecution Service, the Audit Commission and DSS are encouraging authorities to mount their own prosecutions and it is for these cases that a policy will be necessary. A report identifying the advantages and disadvantages of pursuing prosecutions, including the cost to the Authority in staff time, will be presented to a future meeting of the Committee.

## Resolved

- (1) That the anti-fraud policy document be approved.
- (2) That the timetable for receiving future reports be agreed. (CD(F&ES))

### 120. BEST VALUE AND BEACON STATUS

The Committee considered the report of the Chief Executive which updated Members on the content of the Local Government (Best Value and Capping) Bill. A summary of the Bill was appended and it was noted that further detailed guidance on "Best Value" showing how it will operate, who should be contacted and what factors should be taken into account, is promised. Such guidelines will be reported to the Committee as they become available.

Members were also informed that Central Government has now produced a draft prospectus explaining the operation of the Beacon Councils scheme which is to be launched this year with the aim of recognising the best performing councils and spreading best practice. In the longer term, it will seek to allow the best performing councils to test new freedoms and flexibilities.

Members noted that a range of services for which Beacon status could be awarded had been selected by Central Government and, from among these, it may be possible for the Council to submit an application this year, particularly in relation to community safety, modern service delivery - housing/council tax, and sustainable development - getting rid of waste; the latter as part of a waste consortium bid. However, much depends upon the final details of the application process and the selection criteria.

A number of points and questions were raised during discussion, upon which Officers advised as follows:-

- \* It is possible that, in the long term, specific funding could be made available to Beacon authorities together with increased flexibility for raising revenue, but the precise details have yet to be published.
- \* It is likely that up to 40 Councils will be awarded Beacon Status in year 1.
- \* The award of Beacon Status would be determined by Ministers, taking the advice of an independent advisory panel, and would be judged on the extent to which an authority met the criteria.

- \* It was recognised that any assessment to determine whether the Council should seek Beacon Status ought to identify potential gains and losses, the latter including the costs in staff time that would be involved in preparing an application.

The Committee concluded that at this stage, it would be appropriate to await details of the application forms and any revisions to the selection criteria from Central Government prior to a decision being taken as to whether a bid should be submitted.

#### **Resolved**

(1) That the report be noted.

(2) That the way forward for both Best Value and Beacon Status as outlined in the Chief Executive's report be noted. (CE)

### **121. PROCESS REVIEWS - PROGRESS REPORT**

The Committee considered the report of the Corporate Director (Finance and External Services) which informed Members of progress made in carrying out the schedule of process reviews previously approved by Corporate Resources Sub-Committee. It was noted that all of the major reviews which had been identified as high priority have been completed.

The Committee considered the arrangements for future process reviews, and agreed that they should dovetail with the service annual performance plans which need to be drawn up by April 2000. These plans are a requirement of the Government's Best Value regime. In turn, the annual performance plans will need to tie in with the objectives set out in the Corporate Plan which is currently being developed. As a result, no further major process reviews will be identified until work has been completed on the annual performance plans.

#### **Resolved**

That the report be noted and the proposal to tie in process reviews to annual performance plans be approved. (CD(F&ES))

### **122. HOUSING BENEFIT FRAUD**

The Committee considered the report of the Head of Revenue and Housing Management concerning advice issued by the Audit Commission on measures to prevent Housing Benefit fraud. The Commission had issued a handbook entitled 'Countering Housing Benefit Fraud' and the Council's external auditors had reviewed the existing fraud arrangements to identify any additional measures which may be required to implement the Commission's recommendations.

It was suggested that the handbook and its implications for the Authority should be considered over the next year by means of a series of reports to the Committee in order to determine a structured corporate framework to guide future measures to counter fraud. The Committee considered, and agreed, the timetable contained within the report for establishing the framework which comprised four phases, as shown below:-

Phase 1 - Introduction

The next item on the Committee's agenda (Minute 123 below) gave more details of this phase.

Phase 2 - Setting the Corporate Framework

Phase 3 - Managing Benefits Administration

Phase 4 - Working toward the Verification Framework

## **Resolved**

That the timetable for reviewing the Corporate Framework for Fraud, as set out in the Head of Revenue and Housing Management's report, be agreed. (HRHM)

### **123 HOUSING BENEFIT FRAUD**

The Committee considered the report of the Head of Revenue and Housing Management, which was the first of a series seeking Members' views on how far this Council should comply with the Audit Commission's proposals contained within the handbook "Countering Housing Benefit Fraud", as outlined in Minute 122 above. Members received details of the current position in respect of a number of areas relating to housing benefit fraud, as follows:-

Nature & Scale of Fraud

Countering Fraud

Flaws in the Framework

Local Authority and Benefit Agency Liaison

Proposed Verification Framework

The Committee noted that whilst it is clear that fraud exists in Housing Benefit, its level needs to be measured against a more controlled set of criteria. Each Local Authority will have its own set of problems, which link with residents and their needs. Rochford has very few multiple occupation properties, a category known to produce high levels of fraudulent claims. There is also a high percentage of owner-occupiers, which is considered a low risk category. Appended to the report was a summary of the Audit Commission's recommendations for an effective counter fraud strategy.

Members considered measures to prevent fraud and suggested that increasing the publicity given to successful prosecutions could act as a significant deterrent.

## **Resolved**

That the Audit Commission's recommendations be adopted in principle, subject to detailed reports being presented to the Committee in due course. (HRHM)

### **124. EXCLUSION OF THE PUBLIC**

## **Resolved**

That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following item of business on the grounds that it involves the likely disclosure of Exempt Information as defined in Paragraph 14 of Part 1 of Schedule 12A of the Act.

### **125. INTERNAL AUDIT REPORTS**

The Committee considered the confidential report of the Chief Executive, which contained the following:-

- \* A summary of the internal audit relating to Hackney Carriage and Private Vehicle Licensing
- \* The monitoring document showing current progress with audit report recommendations.
- \* Summaries of recent Audit Commission publications, as listed below:-

Ghost in the Machine - an analysis of IT Fraud and Abuse  
Home Alone - the role of housing in community care  
Protecting the Public Purse - Ensuring Probity in Local Government  
Better by Far. Preparing for Best Value  
A Measure of Success. setting and monitoring local performance targets.

**Resolved**

(1) That Members agree to delete those recommendations indicated on the monitoring sheet

(2) That the audit report be noted and recommendations contained therein be agreed.

(3) That consideration be given to the Audit Commission publication summaries and the additional recommendations arising from the new publications (CE)

The meeting closed at 8 45 p m.

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CHAIRMAN

DATE.

*Nicklas Kern*

*18 June 1999.*



Rochford District Council  
To the meeting of.

## FINANCE AND GENERAL PURPOSES

On: 13TH APRIL 1999

Report of: HEAD OF ADMINISTRATIVE AND MEMBER SERVICES

Title: MINUTES OF THE CORPORATE RESOURCES SUB-COMMITTEE

Author: J. Bostock

Report Approved By: *J. Bostock*

At a Meeting held on 7th April 1999. Present: Councillors D E. Barnes (Chairman), Mrs. J.M. Gales, Mrs. H.L.A. Glynn, V.H. Leach, Mrs. S.J. Lemon, C.R. Morgan, R.E. Vingoe and P.F.A. Webster.

Apologies: Councillors G. Fox, D.R. Helson, Mrs. J. Helson, D.A. Weir and Mrs. M.A. Weir.

Substitutes: Councillors J. Dickson, Mrs. J. Hall and Mrs. W.M. Stevenson.

### 225 MEMBERS' INTERESTS

Councillor D.E. Barnes declared a non pecuniary interest by virtue of his role as Chairman of Rayleigh Age Concern

Councillor Mrs. J. Hall declared a non pecuniary interest by virtue of her role as Council representative on the Rayleigh Citizens Advice Bureau.

### 226. RAYLEIGH CITIZENS ADVICE BUREAU

The Sub-Committee considered the report of the Head of Financial Services relating to Rayleigh Citizens Advice Bureau and outlining the current position with regard to computer equipment, Council representation and the Service Level Agreement.

In recognising the value of representation on the Rayleigh Citizens Advice Bureau Management Board, Members noted with concern that the Officer role placed the Head of Financial Services in a position whereby he could be held personally liable if Board decisions led to financial difficulty for the Bureau. Reference was made to the possibility that the Officer role should perhaps be that of adviser for the immediate term, thereby relinquishing the personal responsibility element. The Head of Financial Services indicated that he would be undertaking early consultation with the Citizens Advice Bureau Chairman with a view to maintaining an appropriate professional presence in the organisation until current proposals for restructuring into a Company Limited by a guarantee came to fruition, at which time he could re-join as a Management Board Member without personal financial liability.

With regard to computer equipment, the Head of Financial Services confirmed the proposal is a "one off", being unique to the particular circumstances in which the Authority had little option

but to act. There would be no adjustments to the Council's budget position and would be acceptable from the perspective of value added tax arrangements.

The Sub-Committee agreed that it would be appropriate to give detailed consideration to each broad heading proposed for the Service Level Agreement. During debate the Head of Financial Services advised that a future report to the Sub-Committee would set out agreement proposals in more detail and include the organisation's business plan. He indicated that he had recently advised the Bureau of the need to establish financial reserves and to consider the content of statistics relating to Bureau activity levels

A motion moved by Councillor P.F.A. Webster and seconded by Councillor Mrs. H.L.A Glynn regarding the introduction of a new Condition 9 (relating to fundraising) was agreed by the Sub-Committee. A motion moved by Councillor V.H. Leach and seconded by Councillor Mrs. J. Hall regarding adjustment to proposed Condition (ii) (the period covered by the agreement) was also agreed. The suggestion of a Member regarding minor revision to condition (i) was endorsed.

### RECOMMENDED

(1) That the revised funding arrangements relating to computers, as detailed in the report of the Head of Financial Services, be approved.

(2) That the nomination of the Member level representative on the Bureau Management Board be held over until the Bureau achieves Company registration and that the Head of Financial Services report back on his own position within the organisation following consultation with the Chairman of the Bureau.

(3) That the broad headings in respect of the Service Level Agreement be as follows:-

(i) the agreement shall be between this Authority and, initially, Rayleigh Citizens Advice Bureau and a similar appropriate document offered to Rochford Citizens Advice Bureau.

(ii) it shall cover the period for the remainder of 1999/2000 and three financial years thereafter. There is no guarantee that the Council will grant aid in any year, but any funding will depend on compliance with the Service Level Agreement

(iii) the agreement will cover the standards for the services provided by the Bureau, including opening times, staffing, etc.

(iv) it will cover the standards applicable to the Management Board of the Bureau

(v) it will include the right of this Authority to nominate one Member and one Officer to the Management Board of the Bureau.

(vi) it will include the standards of services to be applied by the Authority in the delivery of the advice service

(vii) it will make appropriate reference to the lease.

(viii) it will deal with the financial support from this Authority during the period of the agreement.

(ix) financial support from this Authority will be dependent on the Citizens Advice Bureau raising a minimum of 10% from other sources for expenses relating to its Revenue Account.

(x) it will set out the way in which the Bureau deals with Best Value.

(xi) it will deal with the liabilities of the parties, including insurances and health and safety

(x11) it will deal with the responsibilities of NACAB towards the Bureau and the Authority.  
(HLS)

## **227. GRANTS TO OUTSIDE BODIES**

The Committee considered the report of the Head of Financial Services proposing revisions to the Council's grants criteria/policy to accord with conclusions reached at the meeting held on 20th January.

Responding to Member questions, the Head of Financial Services confirmed that the Council currently considered applications from organisations with charitable objectives and that various aspects of an organisation's activity (including any sub-granting) could be identified from its accounts.

During debate, some Members referred to the opportunity the Council now had to adopt a fully revised approach to grant making, introducing a pump priming approach capable of providing an incentive to charitable bodies rather than a position whereby Council funding is automatically given to organisations as an ongoing support. Other Members wished to emphasise the importance of providing support to embryonic organisations and of providing continuity within the community

A motion moved by Councillor P.F.A. Webster and seconded by Councillor D.E. Barnes that, as from the financial year 2000/2001, the Council give no grants to organisations unless they are registered charities was lost on a show of hands. A motion moved by Councillor P.F.A. Webster and seconded by Councillor Mrs. H.L.A. Glynn that the Council makes no donation to any charity where over 51% of costs from the revenue account are not met by the charity was lost on a show of hands.

### **RECOMMENDED**

That the Council's grants criteria be amended on the basis set out at Appendix 1 to these Minutes (HFS)

NOTE: Councillor D.E. Barnes wished it to be recorded that he had abstained from voting in this matter.

## **228. GRANTS TO OUTSIDE BODIES - RAYLEIGH OPERATIC AND DRAMATIC SOCIETY**

The Committee considered the report of the Head of Financial Services on the current position with regard to the grant application by the Rayleigh Operatic and Dramatic Society

Members recognised that, with regret, the Council was not currently in a position to provide financial support for this type of activity. On a motion moved by Councillor Mrs. H.L.A. Glynn and seconded by Councillor P.F.A. Webster, it was

### **RECOMMENDED**

That as the Rayleigh Operatic and Dramatic Society does not fall within the Council's criteria for grant approval, the application be refused. (HFS)

## **229 GRANTS TO OUTSIDE ORGANISATIONS - MAYDAY MOBILE/DIAL-A-RIDE**

The Sub-Committee considered the report of the Head of Revenue and Housing Management providing detail of the services offered by Mayday Mobile and Dial-a-Ride to enable a decision with regard to the release of further grant monies to Mayday Mobile.

During debate, Members referred to the need to move forward with the proposed review of the Dial-a-Ride service as soon as possible. On a motion moved by Councillor Mrs. H.L.A. Glynn and seconded by Councillor Mrs. W.M. Stevenson, it was -



## RECOMMENDED

That, on the basis of information currently provided, the additional sum of £1,000 be released to Mayday Mobile and that a report on the Dial-a-Ride review be submitted as soon as possible. (HRHM)

### 230. ELDERLY PERSONS DAY CENTRES

**Note:** The Chairman admitted this item of business in view of the need for an early decision.

The four Day Centres which had submitted applications for grant aid from the Council had yet to have their applications determined. Members agreed that a special meeting of the Corporate Resources Sub-Committee should be convened in advance of the next meeting of Full Council to facilitate determination of this matter. (HFS)

The meeting closed at 10.30 p m.

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# GRANTS CRITERIA

Existing Criteria		New Criteria	
No		No	
	<b>A. Service Delivery Priority</b>		
1	Provide a cost effective service that complements the local authority's own service priorities	1	Unamended Service level agreement required
2a	Provide a local service for the priority group - the elderly, handicapped and children	2	Provide a local service for community activities for the priority groups - the elderly, handicapped and children
2b	Provide a local service for the priority group - information and advice giving organisations	3	Provide a local service for the priority group - information and advice giving organisations in support of priorities 1 and 2
2c	Provide a local service for the priority group - community groups	4	Unamended
2d	Provide a local service for the priority group - recreation, art and entertainment	5	Unamended
3a	Provide a service primarily for the council tax payers of Rochford		Deleted
3b	Provide a service that includes the council tax payers of Rochford		Deleted
	<b>B. Funding Priority</b>		
1	Totally dependent on Rochford District Council's funding	1	Unamended
2	Rochford District Council's funding represents greater than 50% of total funding	2	Rochford District Council's funding represents greater than 60% of total funding
3	Rochford District Council's grant is a valued contribution towards funding, and represents 10% or more of the organisation's total funding	3	Deleted
4	Rochford District Council's grant is notional funding towards the service and represents less than 10% of the organisation's total funding		Deleted

Chairman: ABG date: 5/6/91

# ROCHFORD DISTRICT COUNCIL

## Minutes of the Planning Services Committee

At a Meeting held on 8th April 1999. Present Councillors D A. Weir (Chairman), R Adams, R S Allen, D.E. Barnes, P A Beckers, C.I Black, J M. Dixon, D M. Ford, Mrs J.E. Ford, G. Fox, E.L. Francis, Mrs. J M. Giles, Mrs H.L.A Glynn, Mrs J Hall, Mrs. E M. Hart, D.R. Helson, Mrs. J Helson, A. Hosking, V H Leach, Mrs. S.J. Lemon, C.R. Morgan, R A. Pearson, Mrs W M. Stevenson, Mrs. M S Vince, R E. Vingoe, Mrs. M.J. Webster, P F.A Webster and Mrs. M.A. Weir

Apologies: Councillors K.A Gibbs, Mrs A R. Hutchings, V D Hutchings and S R Tellis.

### 126 MINUTES

The Minutes of the Meeting of 11th March 1999 were approved as a correct record and signed by the Chairman.

### 127 MEMBERS' INTERESTS

Councillor R A. Pearson declared an interest in the item "The National Housing and Town Planning Council Conference 1998" (Minute 128) by virtue of being this Authority's representative at the conference.

### 128. THE NATIONAL HOUSING AND TOWN PLANNING COUNCIL CONFERENCE 1998

The Committee considered the report of the Corporate Director (Law Planning and Administration) which updated Members on the last National Housing and Town Planning conference and which gave nominations for the 1999 conference. In noting the key note speeches delivered at the conference and the further presentations which had been made, Members considered that the nomination for the 1999 conference should be made at Annual Council in line with policy on all other Outside Bodies.

### 129 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

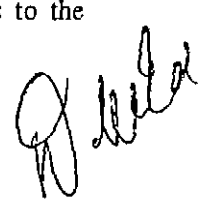
Para D1 - 98/00415/FUL - 399, Little Wakering Road, Great Wakering.

Proposal - Groundfloor side extension to provide 5 additional bedrooms.

Resolved

(1) That the Corporate Director (Law, Planning and Administration) be instructed to negotiate a Section 106 Agreement in relation to the above covering the matters outlined in the schedule

(2) That the application be delegated to the Corporate Director (Law Planning and Administration) to determine on completion of the agreement, subject to the conditions set out in the schedule and, on the basis of a revised scheme setting back the extension 3 feet along the side of the building and formal reconsultation with the adjoining neighbour at 395 on receipt of the revised plans Also, that the legal agreement be extended to a third clause (III) requiring a self-closing fitment to the external laundry door Also an informative added requesting the re-siting of the rubbish bins to the northern side of the building as the kitchen is to be re-sited on that side



Para D2 - 98/00456/FUL - Land Adjacent to 14 Eldon Way, Industrial Estate, Eldon Way, Hockley

Proposal - Variation of Condition 5 of Planning Permission F/0208/90/ROC to allow use of approved factory extension for manufacturing of metal fabrications (Class B2)

Resolved

That the application be approved subject to the conditions as set out in the schedule

Para D3 - 99/00001/FUL - Ropers Farm, Mucking Hall Road, Great Wakering

Erect single storey building comprising eight stables, tack room and feed store

In agreeing the recommendation, Members considered that an additional condition (No 7) should be imposed to ensure the size of the stables were in accordance with the dimensions specified on the plan. It was also considered that an informative confirming that roofing over the open courtyard would require planning permission

Resolved

That the application be delegated to the Corporate Director (Law Planning and Administration) to approve subject to:-

(i) A Section 106 agreement to ensure that the existing dwelling and the 35 acres of land to the south of the site is used in conjunction with this development

(ii) Appropriate conditions including those set out in the schedule, to include Condition 7 and the Informative outlined above.

Para 4 - 98/00700/FUL - Makro, Rawreth Lane, Rayleigh

Proposal - Use land adjacent to existing cash and carry warehouse as garden centre. Erect 4.8 metre high perimeter fence

The Committee did not agree with the Officer's recommendation and considered that the application was unacceptable for the reasons set out below, given the site's prominence when viewed from the west and also the industrial allocation of the land.

Resolved

That the application be refused for the reasons stated below

(i) The proposed garden centre, involving open storage use to the west of the existing Makro building, high perimeter fencing including barbed wire and floodlight illumination would, if permitted, cause visual harm to the area given the site's prominence viewed across extensive open green belt land on the western edge of the urban area of Rayleigh

(ii) The proposal would result in the loss of land allocated primarily for industrial use on the Rochford District Local Plan (First Review) Such loss would be difficult to replace in view of the green belt character of the District The loss of such land would lessen the opportunities for industrial or other appropriate employment generating uses in the District to the detriment of the local economy

As such, the proposal conflicts with Local Plan Policies EB2 as well as the Essex Structure Plan (Adopted Second Alteration), Policy E1 and the Deposit Draft Structure Plan Policy B1 W3.

NOTE Pursuant to Standing Order 24(4) Councillors R Adams, D R Helson, Mrs J. Helson, Mrs J M Giles and V H Leach, wished it recorded that they cast their votes against acceptance of the above refusal



Para 5 - 98/00417/FUL - Lubbards Lodge, Hullbridge Road, Rayleigh

Proposal - Change use of existing buildings to provide 30 No. stables.

Resolved

That the application be approved subject to the applicant updating the existing legal agreement under Section 106 of the Town & Country Planning Act 1990 to include reference to the details of this application; and subject to the condition heads set out in the schedule

Para 6 - 99/00237/FUL - Land Adjacent to The Old Ferry House, Stambridge Road, Rochford

Proposal - Erect four bedroom detached house with detached single garage (demolish existing buildings)

Amendment to description of proposal, deleting within the description the word "detached" with reference to the single garage

In considering this item, Members agreed with the recommendation subject to additional conditions 6 and 7 recommended by the County Planner Historic Buildings and Design Advisor and the standard Archaeological Watching Brief Condition

Condition 6 - The development hereby permitted shall be constructed in accordance with the following detail:-

- (i) Eaves and verges shall be in the traditional manner. Verges and eaves shall not incorporate deep fascias and there shall be no clubfoot end to the barge-board
- (ii) All windows and doors in masonry walls should be inset at least 90mm and shall be fitted with subsills,
- (iii) There shall be no top hung windows. All windows shall be of designs which will have been submitted to and approved in writing by the Local Planning Authority prior to their installation;
- (iv) All soil and waste plumbing shall be run internally and shall not be visible on the exterior,
- (v) Notwithstanding the submitted plan, soldier courses above window heads on the east elevation shall be substituted by flat "gauged" brick arches

Condition 7 - Standard Condition 50 - Means of Enclosure

Condition 8 - Standard Condition 97 - Archaeological - Standard Access

Resolved

That the application be granted subject to the Condition set out in the schedule, including those outlined above.

Para 7 - 99/00062/FUL - Public Hall, Bullwood Road, Hockley

Proposal - Erect a groundfloor front side and rear extension, new access to side and car park to rear

In agreeing the recommendation, Members considered the conditions recommended by the County Surveyor as detailed below should be included on the decision.

Condition 10 - Notwithstanding the submitted plans, if implemented, the development shall retain a minimum width vehicular access of 2.5metres beside the steps and ramp on the side elevation

Condition 11 - The vehicle access shall be splayed to a joint dropped kerb crossing with that servicing the adjacent property

**Resolved**

That this application be delegated to the Corporate Director (Law, Planning and Administration) to approve subject to the heads of conditions and any others found necessary as laid out in the schedule

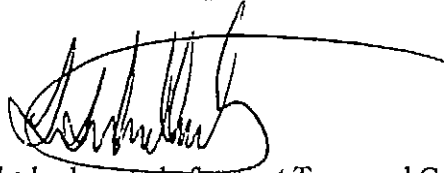
The meeting closed at 10.15pm

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

**PLANNING SERVICES COMMITTEE 8th April 1999**

**The enclosed reports have been approved by :**

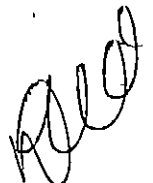
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All planning applications are considered against the background of current Town and Country Planning legislation, rules, orders and circulars, and any development, structure and locals plans issued or made thereunder. In addition, account is taken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

Each planning application included in this Schedule and any attached list of applications 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 Planning Services office, Acacia House, East Street, Rochford.

A handwritten signature in black ink, appearing to be 'J. Smith', written in the bottom right corner of the page.



PLANNING SERVICES COMMITTEE 8th April 1999

DEFERRED ITEMS

- |    |   |              |         |
|----|---|--------------|---------|
| D1 | 98/00415/FUL  | John Whittam | PAGE 1  |
|    | Ground Floor Side Extension to Provide Five Additional Bedrooms<br>399 Little Wakering Road Great Wakering Southend-On-Sea  |              |         |
| D2 | 98/00456/FUL  | John Whittam | PAGE 5  |
|    | Variation of Condition 5 of Planning Permission F/0208/90/ROC to Allow Use of Approved Factory Extension for Manufacturing of Metal Fabrications (Class B2)<br>Land Adjacent 14 Eldon Way Industrial Estate Eldon Way |              |         |
| D3 | 99/00001/FUL  | Anita Wood   | PAGE 10 |
|    | Erect Single Storey Building Comprising Eight Stables, Tack Room and Feed Store<br>Ropers Farm Mucking Hall Road Great Wakering   |              |         |

SCHEDULE ITEMS

- |   |  |                 |         |
|---|--|-----------------|---------|
| 4 | 98/00700/FUL   | Martyn Williams | PAGE 14 |
|   | Use Land Adjacent to Existing Cash and Carry Warehouse as Garden Centre. Erect 4 8m High Perimeter Fence<br>Makro Rawreth Lane Rayleigh                  |                 |         |
| 5 | 98/00417/FUL   | Martyn Williams | PAGE 19 |
|   | Change Use of Existing Buildings to Provide 30 no. Stables<br>Lubards Lodge Farm Hullbridge Road Rayleigh  |                 |         |
| 6 | 98/00237/FUL   | Richard Evans   | PAGE 24 |
|   | Erect Four Bedroom Detached House with Detached Single Garage (Demolish Existing Buildings)<br>Land Adjacent The Old Ferry House Fambridge Road Rochford |                 |         |
| 7 | 99/00062/FUL   | Anita Wood      | PAGE 29 |
|   | Erect Ground Floor Front, Side and Rear Extension, New Access to Side and Car Park to Rear<br>Public Hall Bullwood Road Hockley                          |                 |         |



Rochford District Council

## Committee Report

D1

### Deferred Item

To the meeting of . PLANNING SERVICES COMMITTEE

On . 8th April 1999

Report of CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)

Title . 98/00415/FUL - Barling Magna Parish Council  
399 Little Waking Road Great Waking Southend-On-Sea

Author . John Whittam

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Proposal . Ground Floor Side Extension to Provide Five Additional Bedrooms

Applicant . Magnolia Homes Ltd

Zoning . Existing Residential Development

### Deferred Report

- 1 1 This item was deferred for a Member site visit, the original report and recommendation is reprinted below to assist Members.

### Planning Application Details

- 1 2 This is an application to erect a Ground Floor Side Extension to provide five additional single bedrooms, a WC and bathroom to a residential nursing home.
- 1.3 The application site is located on the western side of Little Waking Road. The area is approached by Little Waking Road which runs northwards from Great Waking and by Barling Road which runs west from Rochford. The site is located in a predominantly residential area and is about 400m south of the junction with Barling Road.
- 1 4 The existing detached building on the site is part single and part two storey on a T-shaped plot of around 0.8 hectares (2 acres). The premises were formerly used for commercial purposes - office/warehouse
- 1 5 The nursing home has 46 bedspaces with a communal lounge and dining facilities at upper and lower levels, and staff accommodation to permit 24 hour supervision of the residents. There is forecourt parking at the front for 4 or 5 cars and further space on either side of the building and at the rear

- 1 6 There is a vacant site to the north of the application site where it is understood there were former cottages that have now been demolished. To the south and east of the property are bungalows. To the west of the site lies open countryside which forms part of the approved Metropolitan Green Belt in which part of the application site is located

#### Relevant Planning History

**Application ROC/805/85** for change of use and first floor extension providing 14 Aged Persons Flats, 1 Warden's Flat, ancillaries (including shop) and a self contained 8 bed residential Care Unit This was granted planning permission on 23 May 1986 This was subsequently amended by application ROC/832/87 for a change of use to the ground floor to form a Nursing Home and first floor extension to front to form Aged Persons' Care Home. This was granted planning permission on 20 November 1987. With a further application ROC/704/88 for revised detailing and an additional first floor rear extension to ROC/832/87 referred to above This was granted planning permission on 21 October 1988.

**Application F/139/90** for a rear conservatory to Aged Persons' Care Home. This was refused planning permission on 23 April 1990

**Application F/615/90** for a front porch/sun lounge to Aged Persons' Care Home This was refused planning permission on 3 October 1990. A revised Application F/31/91 for a front porch alone was received and granted planning permission on 26 April 1991

**Application F/313/93** to erect a greenhouse and construct a fishpond. This was granted planning permission on 18 August 1993.

**Application F/639/96** to insert additional windows to side elevation (to facilitate the conversion of 6 existing double bedrooms to 9 single bedrooms). This was granted planning permission on 26 February 1997.

**Application F/205/97** for a first floor rear extension to provide 5 additional bedrooms and communal sitting area This application was refused planning permission on 18 June 1997 and the subsequent Appeal dismissed. The Inspector was concerned that the proposal was unacceptable because of the height of the building, above its neighbours; the increased bulk of the extension would injure the visual amenities of the Green Belt (given it was a first floor extension and the bulk issue thus open to view from the Green Belt); and it would increase the existing dominance of the bungalow at 395 because the front wall at first floor level would no longer be set in from the ground floor wall But, he concluded that increased noise and general disturbance from an additional five residents could be modest and unlikely to cause harm to the living conditions of the neighbours.

#### Consultations and Representations

- 1 7 **Barling Magna Parish Council** comment that mindful of the Inspector's decision not to allow an appeal, the Parish Council believes the existing development excessive with any future applications being rejected Further concerns are raised at the inappropriate installation of windows and the failure to rectify the situations and plans for approval that do not accurately reflect the situation since the unsuccessful appeal

- 1 8 **Essex County Council Highways and Transportation Manager** recommend that the following conditions be applied to any permission that the Planning Authority may grant.

"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 may be agreed with the local Planning Authority and such space shall be maintained thereafter free of any impediment to its designated use "

1 9 **The Head of Housing, Health and Community Care** reports that there is potential for disturbance to local residents, greater than exists at present, from the proposed increase in the number of residents at the nursing home and associated increase in activities at the site.

1 10 **South Essex Health Authority** have no objections to the proposal.

1.11 Three letters of representation were submitted by local residents these expressed concern about the application Issues raised are summarised as follows.

- i) Visual impact, overlooking and loss of privacy.
- ii) Unacceptable noise levels
- iii) Highway safety
- iv) Building already out of scale with surrounding dwellings, therefore no further extensions should be allowed.

#### Material Planning Considerations

1 12 The main planning issues material to Members' consideration of this application are the effects of the proposal on:

- i) The policy, character and appearance of the area.
- ii) Its impact on the living conditions of neighbouring residents.
- i). The proposed extension is sited on land zoned as residential on the Rochford District Local Plan, adopted 11th April 1995 The application is therefore in keeping with this Local Plan Policy

The proposed single storey side extension towards the front of the building falls within the developed building line pattern of the conventional dwellings on either side along the road, and the pitched roof echoes that of the existing building It is therefore sympathetic to the appearance of the existing building and the street scene generally

- ii) Noise - As stated in para 5 11 above the Inspector in the earlier appeal concluded that taking into account the size of the existing nursing home, the increased noise and general disturbance arising from the accommodation of five additional residents could be expected to be modest. The proposed extension would therefore be unlikely to cause significant additional harm to the living conditions of neighbouring occupiers and would not be in conflict with Policy PU4 of the Local Plan

1 13 The Ward member has been involved in discussions on behalf of the objectors at 395. In response to the neighbours objections the applicant has offered to enter into a legal agreement to relocate the kitchen to the opposite side of the building, which would help ensure that the neighbouring dwelling experiences a decrease in noise levels Given the vacant plot on the north side this seems reasonable The Ward

Member has further suggested that the laundry equipment ie washing machines and tumble driers located in the adjacent laundry room be similarly relocated to the other side, however, the applicant is unable to do this

- 1 14 Privacy - The proposed extension roof will screen the adjacent property from some first floor windows increasing privacy to some degree for the neighbouring residents.
- 1 15 Under the previous planning permission granted reference F/0639/96/ROC for changes to external windows there remains a breach of approved details with a large window being constructed instead of a high level window as shown on approved plans, although an obscured film has been applied to the lower glass to mitigate the problem. In order to ensure this matter is regularised the applicant has offered to include in the legal agreement that the correct window be installed in its place
- 1 16 General disturbance or activity - Currently the vehicular access allows for cars to drive around the sides of the whole building, therefore they can travel between the existing building and the neighbours property at 395. The extension, if built, will prevent the flow of traffic within the site down this side of the building thus removing one potential source of disturbance and activity.

#### Conclusion

- 1 17 There has been differences of opinion between officers in considering this application, but nonetheless on the basis of the circumstances of the proposal reported above it is concluded that it should be approved as recommended.

#### Recommendation

- 1.18 That the Corporate Director (Law, Planning and Administration) be instructed to negotiate a Section 106 Agreement in relation to the above covering the following matters:

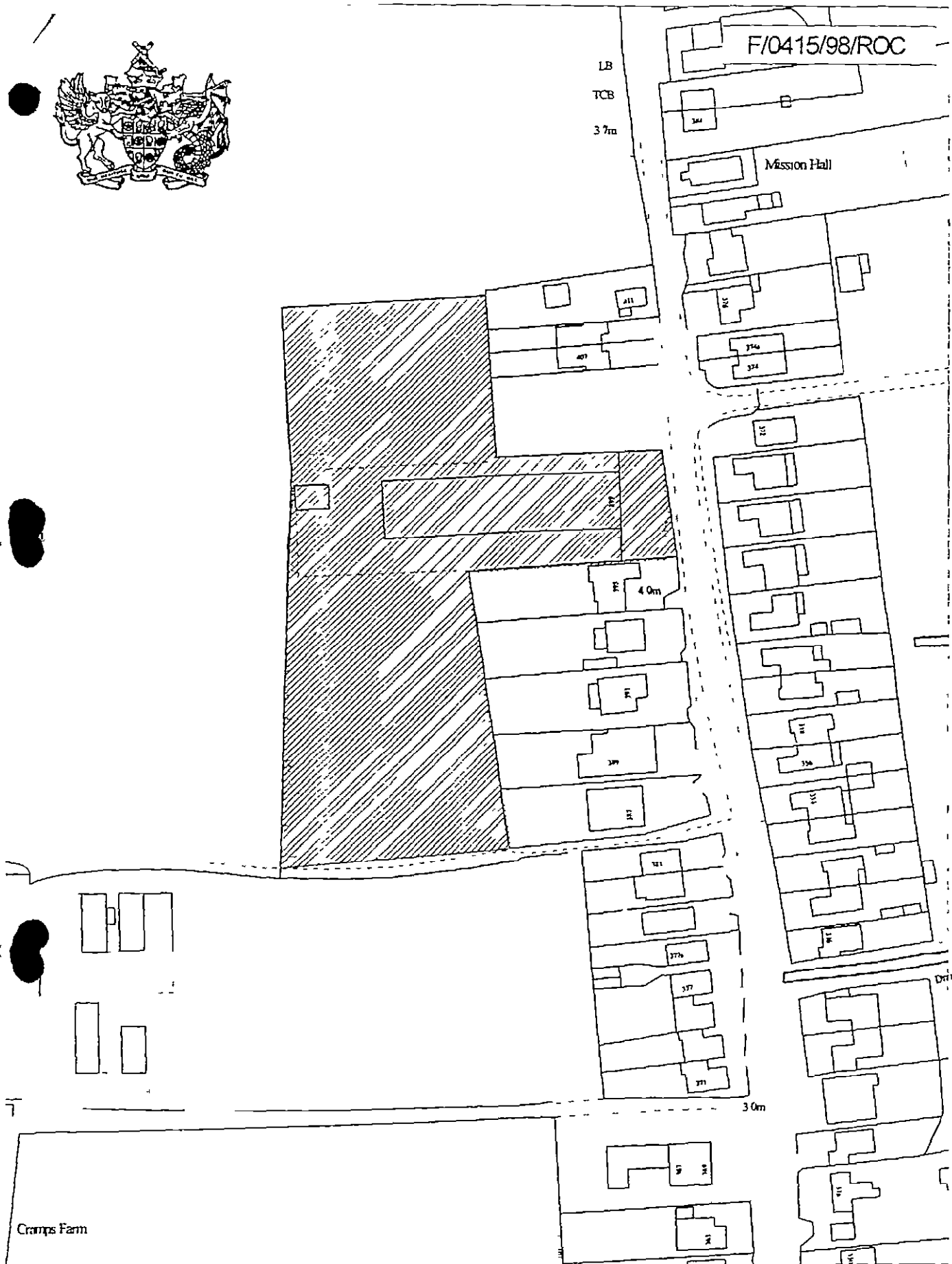
- 1.19 That prior to the operational use of the extension.

- i) to resite the kitchen to the far side of the building
- ii) regularise the window detail outlined above

That subject to that Agreement being completed to the satisfaction of the Solicitor, that the application be approved subject to the following Conditions -

- |   |      |  |
|---|------|--|
| 1 | SC4  | Time Limits Full - Standard                                      |
| 2 | SC15 | Materials to Match (Externally)                                  |
| 3 | SC22 | PD Restricted - Windows (Above First Floor Finished Floor Level) |





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Rochford District Council

## Committee Report

D2

### Deferred Item

To the meeting of      PLANNING SERVICES COMMITTEE

On :                      8th April 1999

Report of                CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)

Title .                    98/00456/FUL - Hockley Parish Council  
Land Adjacent 14 Eldon Way Industrial Estate Eldon Way

Author                   John Whittam

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Proposal .              Variation of Condition 5 of Planning Permission F/0208/90/ROC to Allow Use  
of Approved Factory Extension for Manufacturing of Metal Fabrications (Class  
B2)

Applicant              Iona Stainless Engineering

Zoning                  Existing Industrial Area

### Deferred Report

- 2 1 This application was deferred for a Member site visit which took place on the 27 March 1999 when Members took the opportunity to also view the applicants business operation in the adjoining premises.
- 2 2 Since drafting the original report the applicant has confirmed in writing his acceptance of the personal condition no. 4 as recommended to Committee.
- 2 3 Hockley Parish Council have also commented that removal of condition 5 of the original planning permission and permitting B2 (General Industrial) could result in unacceptable noise and other nuisance to adjacent residential properties including Rupert Jarvis Court elderly persons sheltered housing. In addition, the site is close to the Town Centre shopping area and this Council would therefore oppose any relaxation of this stringent control which was imposed for very good reasons which have not changed.
- 2 4 It also emerged from the site visit that the applicants now propose building smaller than that already approved, accordingly an additional condition is recommended to ensure the Local Planning Authority controls this matter and also if the Committee accept this recommendation then the reduction in the footprint of the building will be accepted as an amendment
- 2 5 Save for the above change the original report and recommendation is set out below to assist Members

#### Planning Application Details

- 2 6 The proposal is seeking to vary condition 5 attached to planning permission F/0208/90/ROC for a factory extension granted on 20th November 1991 on land adjacent to and to the north of 14 Eldon Way, Hockley. Although the factory extension has not been built a commencement has been initiated by reason of the construction of related drainage works. The permission is therefore still "live" and the operational development can be implemented and completed as and when the applicant wishes.
- 2 7 Condition 5 restricted the use of the factory extension to Classes B1(b) and B1(c) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 ie "Business Use". That is a use which can be carried out in any residential area without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, dust, ash or grit. The specified reason for the condition is to ensure that the use of the building does not cause undue disturbance and nuisance to nearby residential occupiers.
- 2 8 The present proposal seeks to change the use to Class B2 (General Industrial) to enable the applicant to use the factory floorspace for sheet metal working and fabrication of metal products for particular industries including stainless steel. A Noise Consultants report has been submitted in support of the application for consideration.

#### Relevant Planning History

**Application ROC/764/85** to Change Use Of Land For The Storage Of Logs And Ancillary Parking Of Trailers In Association With Joinery Works by the then occupiers of 7-11 Eldon Way granted planning permission on 20th December 1985. This permission was granted subject to a number of conditions the second of which was personal and in effect tied the permission to the applicants only.

**Application ROC/054/87** to erect a Light Industrial Building on the site was sought and refused 4th September 1987 as it was deemed to constitute an over development, would dominate the adjacent residential area to the West and restrict parking space availability. A subsequent appeal to the Secretary of State was dismissed on 5th May 1989 as inappropriate on grounds of Noise, Inadequacy of Space, Disturbance and General Intrusion of the proposals on the surrounding area.

**Application ROC/178/87** to erect a 40 foot (12.2m) crane for use ancillary to log storage and joinery works at 7-11 Eldon Way refused planning permission on 24th July 1987 due to its excessive height and impact on residential properties in the vicinity of the site.

**Application ROC/1047/87** to erect a Mobile Crane For Use Ancillary To Existing Joinery Works (Amended Proposal) at 7-11 Eldon Way. The proposed crane was 12.2m in height, situated on elevated rails 32m long and 11.6m wide and would be used to transport logs across the length of the site. This was deemed to be excessive in size and overpowering in appearance, to the detriment of the residential area to the West and was refused on 24th July 1987. A subsequent appeal to the Secretary of State was dismissed on 5th May 1989 on grounds of Size, Noise, Inadequacy of Space, Disturbance and General Intrusion of the proposals on the surrounding area.

**Application F/0208/90/ROC** already referred to for an extension to joinery works granted planning permission on 20th November 1991 subject to conditions and a Section 106 Legal Agreement which sought to revoke application ROC/764/85 detailed above.



## Consultations and Representations

2 9 The County Surveyor has no objections

2 10 The Head of Housing, Health & Community Care reports that before the use commences, the building envelope of the premises shall be insulated against the egress of internally generated noise, in accordance with a scheme submitted to and agreed in writing with the Local Planning Authority. Such agreed works shall be fully implemented prior to the commencement of any use hereby permitted and thereafter maintained in the approved form.

2 11 The Environment Agency advise that the application does not sufficiently consider the issue of proposed pollution controls and recommends that a condition be imposed requiring such (As the Agency's comments relate to the actual building in the main and not the use proposed no such condition can be imposed but will be the subject of informatives)

2 12 Following extensive notification, three letters of objection have been received from neighbours opposed to the proposals on grounds of hours of use, noise and air pollution, as well as the effect any development may have on the trees adjoining the footpath.

## Material Planning Considerations

2 13 The main issues relevant to this application are general policy considerations, whether a departure from the original planning condition to enable a general industrial use to operate is justified and if granted, its consequent potential effects on the amenities of local residents

## POLICY

2 14 There are already existing Class B2 General Industrial Uses on this Hockley Industrial Estate.

2.15 For example units 7-14 have a specific planning permission for joinery works and permission was also granted at units 13-14 Eldon Way to the current applicants on 31st January 1992 under application CU/0794/91/ROC to use the units for the manufacture of sheet metal products

- Policy EB2 states:

"Within those areas allocated primarily for industrial purposes as depicted on the proposals map, applications for development within Classes B1(Business), B2(General Industrial), and B8 (Storage or Distribution) of the Use Classes Order 1987 will normally be permitted

Within those areas allocated primarily for Business purposes, only those applications for development within Classes B1(Business) and B8(Storage or Distribution) of the Use Classes Order 1987 will normally be permitted "

- 2 16 If the present proposal is allowed this should not have any adverse strategic implications or undermine the aims of this policy from an employment facilitating viewpoint. It will in fact help to maintain employment and economic activity in the District. This is consistent with the provisions of the Rochford District Local Plan First Review which seeks to retain and help firms and maintain jobs in the District as part of the employment and business strategy.

#### PLANNING CONDITION/EFFECT ON LOCAL RESIDENTS

- 2 17 Adjoining land to the West is designated as 'Residential' in the Local Plan First Review and the area is made up of residential developments including a substantial Council Sheltered Housing development. The nearest individual dwelling is located approximately 16 metres away from the proposed building. Separating the two is an embankment with a footpath lined by trees. To the North the site is separated from the Southend to Liverpool Street Railway Line by an embankment and trees.
- 2.18 The applicants have submitted a Noise Consultants Report which concludes that the building could be satisfactorily treated acoustically to produce an acceptable noise level in relationship to adjoining residential development. Noise mitigation measures proposed include the provision of a double brick, external wall with no openings apart from emergency escape doors suitably constructed, or use Durox blocks for the inner skin of the proposed cavity wall; provide an internal finish of 25mm thick plaster to the guillotine and fabrication areas and provide an airtight roof to a suitable design.
- 2 19 **The Head of Health Housing and Community Care** has considered the noise report and concluded that the proposal is acceptable in this instance subject to the imposition of appropriate planning conditions.
- 2.20 As stated the applicants have operated their metal fabrication business at units 13-14 Eldon way with the benefit of a personal planning permission granted via application CU/0794/91/ROC on 31st January 1992. There have been no complaints from local residents following the implementation of this permission. The applicant is prepared to accept a personal condition on the current application.

#### Recommendation

- 2 21 That the Corporate Director (Law, Planning and Administration) recommends that this application should be approved subject to the following conditions;
- 1 SC4 Time Limits Full - Standard
  - 2 Before the use hereby permitted commences, the building envelope of the premises (permitted under planning permission ref. no. F/0208/90/ROC) shall be insulated against the egress of internally generated noise, in accordance with a scheme submitted to and agreed in writing with the Local Planning Authority. Such agreed works shall be fully implemented prior to the commencement of any use hereby permitted and thereafter maintained in the approved form.
  - 3 SC24 PD Restricted – Industrial

- 4 The variation of Condition 5 to planning permission ref F/0208/90/ROC hereby permitted, shall enure for the sole benefit of Iona Stainless Engineering (ISE) only and for no other person or business undertaking. If the unit ceases to be used by ISE, all materials, plant/machinery/equipment and vehicles brought onto the site in connection with the permitted use shall be removed therefrom. The factory extension shall thereafter be used only for the purposes specified within Condition 5 of planning permission ref. F/0208/90/ROC, ie. Classes B1(b) or B1(c) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory Instrument revoking or re-enacting that Order.
- 5 Prior to the commencement of development details of all the external elevations of the building shall be submitted to and agreed in writing by the Local Planning Authority. Development shall thereafter be in accordance therewith.





F/0456/98/ROC

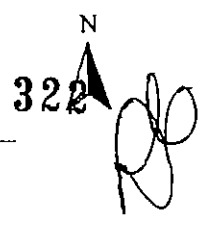


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Rochford District Council

## Committee Report

D3

### Deferred Item

To the meeting of      PLANNING SERVICES COMMITTEE  
On                              8th April 1999  
Report of .                CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)  
Title                        99/00001/FUL - Barling Magna Parish Council  
                                 Ropers Farm Mucking Hall Road Great Wakering  
Author                      Anita Wood

Proposal .      Erect Single Storey Building Comprising Eight Stables, Tack Room and Feed Store

Applicant      Mr F J Lawrence

Zoning :        Metropolitan Green Belt

### Deferred Report

3 1 This application was deferred at the last meeting for a Members site visit. The original report, with minor additions and amendments follows, to assist Members

### Planning Application Details

3 2 The applicant is seeking permission for the erection of a single storey building comprising eight stables, a tack room and feed store

3 3 The building is of a U shape culminating in a floorspace of 149.04sqm, and is located adjacent to the existing stable block across the brook which is to be bridged. Whilst the building is single storey a small stack, 1m above the ridge height with a weather vane, will be situated on top

3 4 Each stable is 3.2m by 3.5m, providing each horse 11.2sqm which is marginally below the 12sqm recommended by the British Horse Society which also recommends that there should be ancillary storage for 50% of that area and there is a small yard 15.1m by 16.5m which is to be enclosed by a post and rail fence 1m high

- 3.5 The proposed stables are to be accessed by a new entrance and drive which has recently been built and run straight off Mucking Hall Road. The drive is located to the south of the dwelling on site and bisects a 35 acre parcel of land (recently acquired) upon which the bulk of riding activities will take place.

#### Planning History

- 3.6 The site has a complex planning history relating to the conversion of a barn to dwelling (ref:ROC/700/83) which is a Grade II Listed Building, numerous applications for outbuildings, the construction of a new vehicular access (ref F/0508/95/ROC) and a recent refusal for an extensive storage building (ref F/0119/98/ROC).
- 3.7 Most recently application F/0365/98 for a storage building was approved subject to a legal agreement
- 3.8 The existing stable block was approved in 1987 under application ROC/197/87, although conditions were applied to the grant of permission restricting the use to the keeping of horses belonging to the applicant and his immediate family only. This application was also subject to a Legal Agreement which controlled the grazing use of the adjoining land

#### Consultations and Representations

- 3.9 **Barling Magna Parish Council** have expressed concern and would prefer any grant of permission to ensure that the stables could not be used for any other purpose. It was also considered that a site visit should be organised for members to familiarise themselves with what was being proposed.
- 3.10 **The County Council (County Surveyor)** regards the matter as "de-minimis" sited off a minor road.
- 3.11 **The County Council (Historic Buildings and Design Advice)** recommends that samples of external roof and wall cladding materials are approved in writing.
- 3.12 **The County Council (Specialist Archaeological Advice)** has no objections to the proposal subject to a watching brief being added to any grant of consent.
- 3.13 **Head of Housing, Health and Community Care** – no adverse comments but suggests a condition preventing burning of manure, bedding, etc. and the standard control of nuisances condition.
- 3.14 **The Head of Corporate Policy and Initiatives** has no objection to the proposal subject to a condition removing the possibility of any outdoor events. In addition it is suggested that the materials to be used should also be agreed at a later date.
- 3.15 **The Environment Agency** has the following advisory comments that liquid and solid animal/vegetable wastes and associated contaminated waters shall be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.
- 3.16 **Anglian Water Developer Services** have no objections to the proposal
- 3.17 One letter has been received from an individual with nature conservation interests and whilst she has no objections in principle if it conforms with the Local Plan policy does raise queries regarding drainage and the possibility of a riding business

- 3 18 A further letter has been received from adjacent property owners, fully supporting the proposal. They suggest a condition restricting access to a point to the rear, or north of the existing barns and away from the existing access which is on a concealed bend leading to a single track road

#### Material Planning Considerations

- 3 19 The proposed stables are to be located on land designated as Metropolitan Green Belt and as such is firstly subject to Policy GB1 which states that permission will be given for small scale facilities for outdoor participatory sport and recreation or uses which are open in character
- 3 20 Secondly the site is within a Special Landscape Area and as such the location, siting, design and materials used will have to be in character with the local area. Whilst the siting, location and design of the proposed stables are in keeping with the rest of the site, the materials proposed would need to be tightly controlled.
- 3 21 Ropers Farm is also on the edge of the Roach Valley Conservation Zone and as such is subject to Policy RC5 which seeks to prevent development prejudicial to important wildlife habitats. However, there are no acknowledged sites of conservation importance in this vicinity.
- 3.22 Lastly, the proposal will be subject to policy LT10 which is related directly to horse riding facilities. This policy has many criteria which have to be provided for and this application does so as follows:

A:-

- 1 The applicant has demonstrated that the riding activities will take place on 35 acres of their land.
- 2 There is no subdivision of land envisaged and so there will be no change in the character or appearance of the land.
- 3 There is no significant loss of agricultural land as this was surplus to the requirements of the previous owners and the land will continue to be cropped for hay
- 4 With the site being located within its own grounds and served by minor and relatively quiet roads close to public rights of way including a bridleway, there is unlikely to be an unacceptable traffic hazard
5. Ropers Farm is quite isolated from other properties and so there is unlikely to be smell, noise or other nuisance culminating from this proposal although this will be controlled by suitable conditions
- 6 There will be no need to ride on highway verges or footpaths and the site is well away from the area designated as a SSSI
- 7 The stables will be linked to the adjoining land where grazing can occur.
- 8 There will be no over concentration of stables
9. There will be no elongated or ribbon development

B -

The maximum number of stables which may be erected on any plot of land shall be related to the size of the grazing land. The minimum requirement will be stabling for one horse per 0.5 hectare if there are nearby bridle paths. The 35 Acres (approx 14 hectares) is more than enough, especially since there is also an existing dwelling close to the located of the stables from which management supervision can be exercised

C -

It is stated that the stables have been designed to meet the British Horse Society guidelines and the type, colour and manufacturer of the materials to be used can be agreed in writing with the Local Authority at a later date.

D -

It has been stated by the applicant that the stables will be used for livery. As such this is normally only permitted where this is existing residential accommodation to allow supervision at all times. Therefore the existing dwelling adjacent to the stables fulfils this requirement. However, details of the disposal of foul drainage, manure and soiled bedding will be required should permission be given

E -

No outdoor riding events are envisaged at this stage and can also be conditioned against.

F -

There are no redundant buildings which could have been used for the stabling on this farm.

#### Recommendation

3.23 The Corporate Director (Law, Planning & Administration) recommends that this application be delegated to the Director to approve subject to -

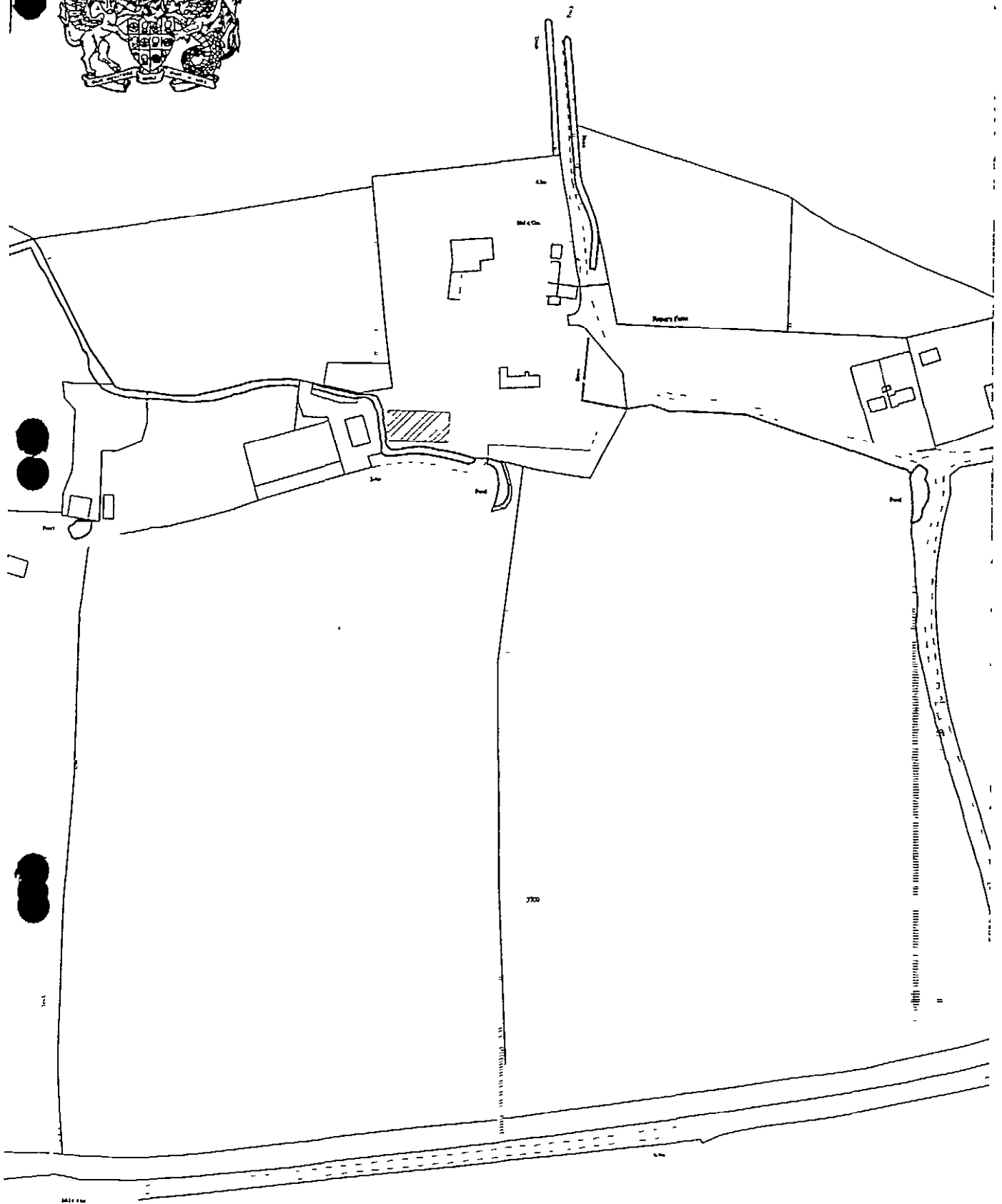
i) A Section 106 Agreement to ensure that the existing dwelling and the 35 Acres of land to the south of the site is used in conjunction with this development

ii) necessary, suitable conditions including the following heads:


- |   |      |                                   |
|---|------|-----------------------------------|
| 1 | SC4  | Time Limits Full - Standard       |
| 2 | SC14 | Materials to be Used (Externally) |
| 3 | SC25 | PD Restricted - Uses              |
| 4 | SC27 | PD Restricted - Horse Riding      |
| 5 | SC34 | Floodlights - Prohibited          |
| 6 | SC97 | Archaeology - Site Access         |







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## Committee Report

4

To the meeting of PLANNING SERVICES COMMITTEE  
On 8th April 1999  
Report of CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)  
Title 98/00700/FUL – Makro Rawreth Lane Rayleigh  
Author : Martyn Williams

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Proposal Use Land Adjacent to Existing Cash and Carry Warehouse as Garden Centre  
Erect 4.8m High Perimeter Fence

Applicant . PDA Group Plc

Zoning . Existing Industrial

### Planning Application Details

- 4.1 This application seeks to incorporate as an ancillary garden centre part of the 2.3ha (1.15 acres) of land that was excluded from the original permission for the existing retail warehouse in 1994 on 2.12ha (8.5 acres) of land allocated for general industry in the Local Plan
- 4.2 The garden centre will be 25m deep by 55m long (0.13ha/0.3 acre) and will be enclosed by a 4.8m high fence with access permitted from a door in the flank of the warehouse. Trade will be restricted to those registered as customers of the warehouse operator. It will trade the same hours as those permitted for the main use and will generate three more full time jobs
- 4.3 Since the submission of the original drawings the site area has been decreased on the submission of revised plans. These revisions also indicate the provision of four floodlights sited on the end wall of the building, 6.8m above ground level, and five floodlights sited on 6m high poles along the western line of the compound

### Relevant History

- 4.4 In 1993 members delegated approval to the Director of Development for the existing cash and carry warehouse, granted under reference F/0354/93/ROC. This was ultimately on a site reduced from 3.9ha (9.7 acres) to 2.12ha (8.9 acres), on an area of land allocated for industrial use on the Local Plan Proposals Map 'A'. Car parking space in excess of the normal requirement was provided. The employment generation was a significant consideration in making that decision

- 4 5 After notification to the Secretary of State as a Departure that permission was granted This was subject to controlling conditions as well as a Legal Agreement to secure an upgrade of the estate road with its junction with Rawreth Lane, an agreed lorry route, confirmation of the nature of their trading (wholesale cash and carry) and restriction of the gross floor space to 30% for food items
- 4 6 An application for illuminated and other signs (AD/0123/95/ROC) although allowed, prohibited any illumination to the western end of the building.
- 4 7 Finally, an application (F/0109/97/ROC) identical to the original plans on this current application was withdrawn in April 1998.

#### Consultations and Representations

- 4 8 **Essex County Council (Planning)** recommend that the application be refused as it would cause visual harm to the adjoining open Green Belt countryside due to the character of such open storage uses and the unacceptably high perimeter fence and barbed wire.
- 4.9 **Essex County Council (Highways)** raises no objection.
- 4 10 **The Head of Health Housing and Community Care** has no objections subject to conditions controlling siting of plant and equipment, details of any public address system.
- 4.11 **Head of Corporate Policy and Initiatives** – of the opinion that this proposal should be resisted on industrial land availability grounds and the emerging requirements of the Essex Structure Plan.

#### Summary of Planning Considerations

- 4.12 The main planning issues material to member's consideration of this application are summarised as follows,
- Planning Policy
  - Amenity
  - Proximity to the Green Belt

#### **PLANNING POLICY**

- 4 13 This application site was formerly part of the original main application site in 1993/4. It was separated off prior to the determination of that application following discussions with the view to Makro taking up only the land that they needed at that time for the main commercial operation
- 4 14 This proposal is intended to be an integral part of that operation and also represents a modest expansion to the existing range of service. The original grant of planning permission was made subject to the attaching of restrictive conditions and in conjunction with a legal agreement In this regard it was considered that these measures would satisfy the concerns expressed at that time by the County Council that it should operate strictly as a genuine 'cash and carry' warehouse to avoid conflict with strategic objectives of the Structure Plan retailing policies This concern was taken into consideration at the decision stage with the imposition of restrictive conditions and the content of the legal agreement that accompanied it

- 4 15 The Applicant Company has confirmed that it owns the freehold of the remainder of the original site within which this proposal would be located. They have, through their agent indicated that they would not encourage the introduction of any intrusive uses on the remaining 1.15 acres. Thus whilst it remains on the Local Plan as allocated for Industrial use, given the above expressed view of the applicant, it is not likely to be used for such potentially intrusive purposes, to protect the amenity of their premises. As was referred to in a report on the application for a nursing home etc. on land adjoining Park School, Rawreth Lane (F/0671/98/ROC), Policy BIW3 of Deposit Draft Replacement Structure Plan requires that employment sites identified for business, industry or warehousing use be safeguarded from changes of use to other land uses, other than in exceptional circumstances. Members decided to permit that application. Whilst the background data for the emerging Structure Plan (1996-2011) indicates that the District has provision of such "employment land" marginally in excess (1 hectare) of the plan requirements the supply requirements for the existing plan (1986-2001) indicates an over provision of 5.51 hectares.
- 4 16 Furthermore, whilst strategically the future need for industrial land is recognised, the previous approval for the main store has created a unique situation on this site that in planning terms has had an irrevocable effect. It is arguable that this effect would have a profound influence and a major material consideration on the likely success of an appeal if permission were to be refused. Accordingly as this modest sized garden centre is proposed to function as solely ancillary to the existing approved development and is to be accessed only through the existing building into a secure compound there are no strategic policy objections are outweighed by the above considerations.
- 4 17 As far as car parking space provision is concerned the current level of provision at 595 spaces is well in excess of that required by adopted parking standards i.e. 315 spaces. The standard for garden centres requires this application to be served by 92 spaces, consequently there are already adequate spaces available and there is no objection to this proposal on parking space provision.

#### AMENITY

- 4 18 It is arguable that the presence of the main use and the use now proposed provides a beneficial physical barrier between those established general industrial uses to the south and the new residential development to the immediate north. It is not anticipated that the proposed additional activity that is likely to be associated with an open display of this nature would have any sort of intrusive effect upon those dwellings to the north that abut the edge of the main car parking area.
- 4.19 The proposal will be fenced to a height of 4.8m for security purposes. This fence will lie behind the existing chain link perimeter fence that runs along the back edge of the highway. It would be appropriate to require by condition a finish in an appropriate colour (grey) to blend with the main colour of the building. In any event it will be dwarfed by the flank elevation of the main building, consequently no harm to the visual amenity of those dwellings will occur.

#### EFFECT ON THE GREEN BELT

- 4 20 This site lies on the eastern side of the estate road clearly within the defined urban area. The residential estate that lies to the north of the application site has a line of trees where it also abuts the eastern side of the same estate road. On the opposite side of the road is open countryside lying within Metropolitan Green Belt notation on the

Local Plan First Review At this point therefore the existing development aligns with the eastern side of the road and forms a clear edge to the urban area

- 4 21 This relationship helps to clearly define the boundary of the Green Belt in this part of the District. Consequently as the physical limit of urban development is so well defined at this point and bearing in mind the size and proximity of the buildings immediately adjoining the proposal, it is not considered that this development could compromise the appearance of the Green Belt.
- 4 22 However, the proposed floodlights would be likely to adversely affect the appearance of the Green Belt and, to be consistent with the illuminated signs application referred to in the history above, it is suggested that Officers negotiate for a deletion of or a reduced form of lighting if Members agreed with the recommendation.

#### Conclusion

- 4 23 Whilst the previous application excluded some of the site area now subject to this latest submission nevertheless the freehold interest of the applicant in the whole site will ultimately determine future uses of the remaining 1.15 acres. It is clear that their protection of the integrity of their existing operation will preclude any use on this residual site that would detract from the amenity they wish to provide for their customers.
- 4 24 Furthermore the screening of the residential dwellings from direct contact with industrial uses is a genuine planning gain which should be set favourably against the loss of a very small area of industrial land by comparison.
- 4 25 The existing legal agreement can be amended by an addendum to take account of this proposal and the applicant's have expressed their willingness in this regard. Accordingly, if this addendum is agreed upon in conjunction with appropriate and supportive conditions, no planning objections are raised to this proposal.

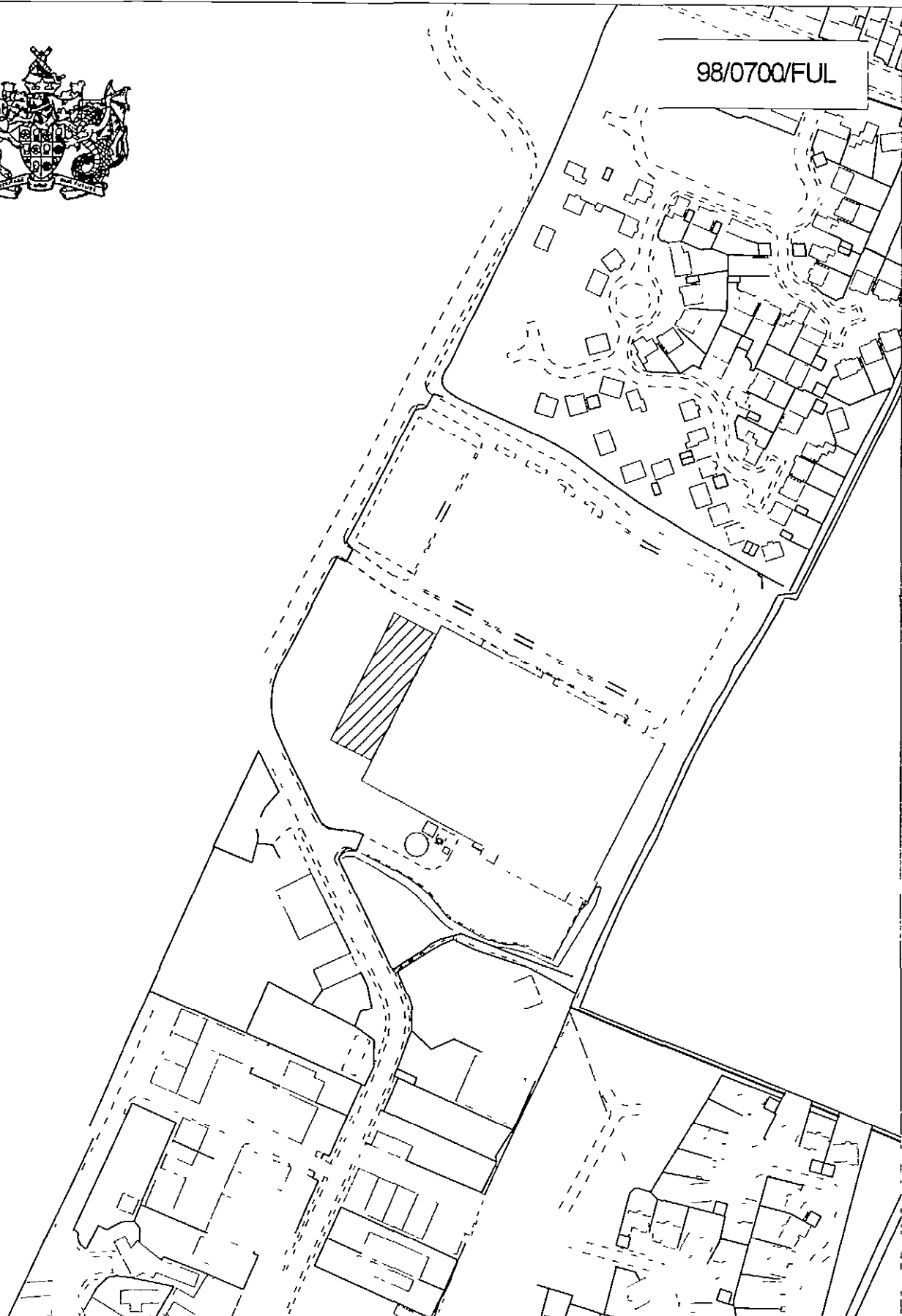
#### Recommendation

- 4 26 The Corporate Director (Law, Planning and Administration) be instructed to determine the application subject to a satisfactory negotiation of the floodlights issue referred to above and an addendum to the existing Section 106 Legal Agreement for the adjoining site. That addendum should relate the nature of this proposal to be conducted in the same manner and wholly ancillary to their existing trade, namely Wholesale Cash and Carry
- 4 27 That subject to that Addendum being completed to the satisfaction of the Corporate Director that the application is approved subject to appropriate conditions including those under the following headings.
- 1 SC4 Time Limits Full - Standard
  - 2 Colour of materials to be agreed
  - 3 The use hereby permitted shall not take place outside the hours of -
    - a) 0900 to 2200 hours between Monday to Friday (in addition delivery activities may occur between 0700 to 0900 hours Monday to Friday only)
    - b) 0900 to 1900 hours on Saturdays and
    - c) 0930 to 1730 hours on Sundays.
  - 4 No goods/delivery vehicles shall operate from or park within the site or adjacent site within the applicants control outside the above opening hours stipulated in Condition no. 3.

- 5 SC90 Surface Water Drainage
- 6 SC28 Use Classes Restriction
- 7 Prior to their installation details of any externally sited plant or equipment (other than on display for selling purposes) shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter all such items shall be located and used in accordance with these approved details
- 8 Prior to their installation details of any proposed public address or 'Tannoy' system shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter such systems shall be located and used in accordance with details
- 9 SC36 External Storage - Limit (Specified)



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Rochford District Council

## Committee Report

5

To the meeting of . PLANNING SERVICES COMMITTEE

On . 8th April 1999

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

Title 98/00417/FUL – Lubards Lodge Hullbridge Road Rayleigh

Author Martyn Williams

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Proposal Change Use of Existing Buildings to Provide 30 no. Stables

Applicant Mr A Pinkerton

Zoning Metropolitan Green Belt, Landscape Improvement Area

### Planning Application Details

5.1 This application proposes the physical division of these five identical mushroom propagation buildings with the creation of an open accessway across the middle of them. The 30 stables conversion will then occupy the northern half of the north east corner of the whole complex

5.2 Each of the five will contain a tack area inside the entrance and then six stables each of 12 sqm beyond. Each building will have an entry point at each end to allow for access to its entire length. The ancillary hay and tack store areas also to be created will equate to over 50% of the stable area. The remaining southern half of the buildings will have a small area of their immediately adjoining floorspace dedicated to hay and feed storage. The remaining floorspace is to be used for some farm storage.

5.3 This site lies within the Green belt and was formerly the site of a redundant mushroom and arable farm. The holding extends to over 150 acres surrounding the redundant agricultural buildings some 10 acres of which was retained for 'pick your own' organic crop production with some free range egg production.

### Planning History

5.4 Previous permissions have been granted since 1991 for the conversion of a number of buildings on this site creating a significant number of stables. They are occupied on a DIY livery basis, with feedstuff supplies, feed stores, internal exercise area and the formation of an outside exercise area and a bridleway. Further permissions have also been granted for re-uses of other buildings and are detailed chronologically below.

ROC/ 668/89 - Landscape entrance to farm and provide staff car park and pick your own customers car park with entrance to the field - Approved 15 December 1989



**CU/0244/91/ROC** - Change of use of existing buildings to provide 42 stables for use on a DIY livery basis only, an animal feedstuff shop, feed stores and internal exercise area and the formation of an outdoor exercise area - Approved 20 March 1992

**CU/0319/92** - Change use of redundant agricultural building to music rehearsal/recording studio - Approved 1 September 1992

**CU/0340/92** - Change of use of redundant farm buildings to stables in connection with planning permission CU/0244/91/ROC - Approved 29 July 1992

**CU/0132/93** - Change use of redundant farm buildings to provide 50 stables for use on a DIY or full livery basis animal feed stuff shop feed stores internal exercise area outdoor exercise area and layout of car parking - Approved 9 November 1993.

**CU/0458/93** - Conversion of building for stabling and breeding of horses - Approved 28 October 1993

**CU/0462/93/ROC** - Use land for the siting of a caravan for lecturing Y T.S students with tea and coffee room and temporary accommodation during foaling season -Application Withdrawn 3 January 1995

**CU/0164/94/ROC** - Use of redundant farm buildings for storage and sale of horse tack with manufacture repair and sale of horse rugs - Approved 1 December 1994

**CU/0208/94/ROC** - Use of buildings as sound rehearsal studios - Approved 16 January 1995.

**CU/0269/94/ROC** - Change use of redundant farm building to indoor rifle and pistol range - Approved 2 February 1995.

**CU/0365/94/ROC** - Change of use of two storey western end of existing building from animal feeds store to two design studios with reception area & erect porch canopy - Approved 25 August 1994

**CU/0604/94/ROC** - Change use of southern end of redundant farm building (m2) to building for storage and distribution of general groceries with minor alterations to building - Refused 19 January 1995

**CU/0247/95** - Change use of part of redundant agricultural building to store room for existing tackshop - Approved 7 June 1995.

**CU/0536/95/ROC** - Use building for label printing with ancillary office accommodation (unit M1) - Approved 23 November 1995.

**CU/0588/95/ROC** - Use part of redundant farm building for repair/maintenance of small precision mechanisms - Approved 10 January 1996

**CU/0423/96/ROC** - Use part of building for label printing and ancillary staff accommodation -Approved 3 October 1996

**F/0476/96/ROC** - Vary conditions 3 & 4 of application CU/0269/94/ROC for new operator & operating hours. 1100-1500 & 1900-2200 Mon - Fri, 1000-1600 Saturdays, 1100-1500 Sundays & Public Holidays - Approved 31 October 1996.

**CU/0510/96/ROC** - Storage and distribution of fire extinguishing equipment (including the filling of fire extinguishers) - Refused 12 December 1996



CU/0511/96/ROC - Manufacture of cardboard boxes - Approved 4 February 1997

CU/0304/97/ROC - Use of building for storage and distribution of fire extinguishing equipment (including the filling of fire extinguishers) - Approved 31 July 1997

#### Consultations

5 5 **Essex County Council (County Surveyor)** raise no objections subject to adequate provision of on site parking and turning provision.

5 6 **Environment Agency** has no objection subject to condition requiring safe storage and disposal of liquid and solid waste

5 7 **Head of Health, Housing and Community Care** has no objections subject to no waste burning

5 8 **The Environment Agency** has no objection subject to measures to prevent solid waste and/or contaminated water polluting underground or surface waters

5 9 No representations have been received from those neighbours notified

#### Summary of Planning Considerations

5 10 The planning issues material to the determination of this application are as follows

- Planning Policy
- Effect on Visual Amenity

#### PLANNING POLICY

5 11 This application presents the opportunity for the further consolidation of the stabling use of other long term redundant agricultural buildings within this farm complex. The proposal is required to be considered against the criteria of policy GB5 of the Rochford District Local Plan and the more recent advice contained in the revised (1997) Planning Policy Guidance No7, The Countryside - Environmental Quality and Economic and Social Development

5 12 Whilst this use is the main activity in this group of mainly redundant agricultural buildings there have been other uses granted permission in others of this group. Some are ancillary to the stables use, others unrelated, but all conforming to current policy and Planning Policy Guidance Advice with regard to re-use of redundant rural buildings. The original stables conversion within this complex was considered to accord with the stated objectives of Policy LT10 Horse Riding Facilities and was accordingly approved

5 13 The buildings the subject of this application whilst a little unconventional in some aspects of their construction, do nevertheless constitute substantial permanent structures that are not likely to be removed in the short to mid term. Their anticipated life is at least another 10 - 15 years. They were previously used for large scale mushroom production which completely ceased in about 1992 due to a long term decline in market conditions and has not resumed since that time

5 14 They stand on a most substantial foundation base and have a semi-circular roof profile formed by a 6" thick insulated double skinned polythene canopy on an internal steel frame. The ends of the buildings are solid blockwork and connected by low blockwork side walls. Therefore there is no likelihood of them being removed in the foreseeable future and only minor repairs are required to maintain their integrity.

5 15 Thus in terms of the criteria set out in GB5 which are relevant to this proposal,

i) The proposed conversion requires little by the way of external alteration. In fact it involves a net reduction in their bulk by virtue of the selective demolition that will occur to create the accessway across the middle of the group.

ii) There will be negligible impact on the visual amenities of the countryside and this proposal represents the expansion of a previously approved significant use of this site. No open storage is proposed and no harm to residential amenities will occur.

iii) Adequate access already exists serving the rest of the site of which these buildings are an integral part. As to traffic movements no highway objections have been received following consultation.

iv) The buildings could reasonably be subject to a condition restricting their use to the purpose applied for and no other.

vi) The scale, nature and impact of this proposal is acceptable and accords with similar permissions already granted for this type of use on this site.

5 16 As far as current PPG advice is concerned on the re-use of buildings this is dealt with at para 3.14, and Annexes F and G of that document. They relate to this proposal as follows,

Para 3.14.

a) The buildings in question are permanent and substantial

b) The proposed use will not prejudice town vitality

c) Their form, bulk and general design were dictated by the specific agricultural purpose for which they were intended when originally erected. Also their duration in this location has meant that they are an established part of their surroundings.

d) Their use can be restricted by the imposition of a condition to reasonably allow the Local Planning Authority a degree of control over any other proposed alternative future uses.

e) Whilst the buildings are in open countryside they nevertheless form an intrinsic part of the larger group of mainly former agricultural buildings. Neither does the proposed conversion require "major or complete reconstruction".

5 17 Annex F deals with the specific proposal of 'Development Involving Horses'. It concludes with the stated objective "to see a positive approach towards planning applications for horse based development which respect the rural environment". This proposal both provides an acceptable environment for stabling and also results in the acceptable re-use of vacant but effectively permanent buildings. It also helps consolidate the earlier approved stabling re-use of a number of other previously redundant agricultural buildings on this site.

- 5.18 Annex G insofar as it relates to this application deals with the 'Re-use and Adaptation of Rural Buildings' It is required to be read in conjunction with Para 3.14 and deals with the issues of redundancy of agricultural buildings but which states that redundancy is not a precondition for a change of use In this case their redundancy for mushroom propagation is not in question

#### VISUAL AMENITY

- 5 19 As regards visual amenity whilst the buildings in question may not be of the most redeeming design their change of use will result in no adverse change externally, whilst at a future date their successful conversion might encourage a proposal of alteration to a more conventional roof profile.
- 5 20 Such a change to a more indigenous roof form would be something to be encouraged but informal discussions with the applicant have revealed that at the time of considering this application it is not economically viable It is suggested that an informative encouraging this possible future consideration by the applicant be attached to any permission granted.
- 5 21 The cumulative effect of this proposal in respect of the overall complex of buildings will not be unacceptable in that it will augment an existing leisure activity commonly associated with the recreational use of the countryside

#### Conclusion

- 5 22 It is considered that this proposed use which is the same as that previously approved elsewhere in this group of buildings is acceptable. Subject to the imposition of appropriate conditions the proposed change of use accords with both current PPG7 advice and the relevant stated policy objectives of the Local Plan No significant implications for the content of the legal agreement previously completed are perceived.

#### Recommendation

- 5 23 The Corporate Director (Law Planning and Administration) recommends this application be approved, subject to the applicant updating the existing legal agreement under section 106 of the Town and Country Planning Act 1990 to include reference to the details of this application, and subject to the following conditions heads.

- 1 SC4 Time Limits Full - Standard
- 2 SC76 Parking and Turning Space
- 3 SC28 Use Classes Restriction
- 4 SC90 Surface Water Drainage
- 5 SC91 Foul Water Drainage



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## Committee Report

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To the meeting of . PLANNING SERVICES COMMITTEE  
On 8th April 1999  
Report of . CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)  
Title . 99/00237/FUL – Land Adjacent The Old Ferry House Fambridge Road  
Rochford  
Author : Richard Evans

Proposal Erect Four Bedroom Detached House with Detached Single Garage (Demolish Existing Buildings)

Applicant Hecray Company Ltd

Zoning Existing Residential Development

### Planning Application Details

6.1 The application proposes the removal of existing buildings, to be replaced with a detached four bedroom dwelling with a single garage and vehicular access onto Fambridge Road. The proposed dwelling has two storeys with a pitched roof, incorporating a gable to the front elevation.

6.2 Two single storey buildings currently exist on the site. The building on the West of the site consists of a wooden frontage and rusting, corrugated iron walls and roof, whilst a Nissen Hut structure with asbestos roof is currently sited further to the East. Both are in severe states of disrepair and are currently used for storage purposes. The adjacent property to the West, the Old Ferry House, is a Grade II Listed Building and comprises a two storey structure with red brick work, clay roof tiles and a wooden single storey adjunct. Land to the north of the site beyond the garden to the Old Ferry House is covered by the Metropolitan Green Belt. Beyond is the sea wall and embankment of the River Crouch. The site faces the end terrace of St. Thomas Road which also comprises various residential properties including detached, semi-detached houses and bungalows. To the East of the proposal site lies the entrance to the site of the former engineering works where construction work is currently underway to develop 18 houses.

6.3 The site falls entirely within the residential area of South Fambridge as allocated in the proposals map in the District Plan.

### Relevant Planning History

6.4 The planning history related to this site is primarily in connection with the two long standing buildings on the site.

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ROC/1070/75 related to the erection of a four-car garage on the site, in the approximate position of the Nissan Hut, it was to be used in conjunction with the Old Ferry House and was granted permission on 11/02/76.

ROC/649/82 related to the other old building on the site and a General Village Shop/Store proposal and permission was granted on 1/12/82

6 5 An Enforcement Notice was served by the Local Planning Authority dated 21/01/90, and subsequently adhered to This related to a change of use of the Nissan Hut for commercial purposes in connection with the service, repair and maintenance of motor vehicles Furthermore the site has been the subject of a number of complaints regarding fish storage at the site, June 1992, the dumping of waste materials and general untidiness, July 1996, all of which were subsequently resolved without recourse of punitive measures.

#### Consultations and Representations

6 6 The applicants have submitted revised plans during the course of the application following negotiations Local residents and interest groups have been renotified and the comments on the sequence of plans are reported separately below

#### **FIRST CONSULTATION (EXPIRED 15/04/98 - RELATED AT THE TIME TO OUTLINE PLANS ONLY)**

6 7 **Ashington Parish Council** are strongly opposed to this application on the following grounds. the site is part of the garden of the Old Ferry House and has been occupied for some years by outbuildings associated with the house itself, the site cannot be shown as one of the new residential sites in the District Plan for the Rural Hamlet of South Farnbridge, the application for development within the curtilage of a Listed Building must first be approved by the County council and then submitted to the District Council in detail, concerns as to the siting of access onto St Thomas Road and the exacerbation of traffic problems already existing at this corner; the size of the proposed dwelling would be quite out of keeping with the local scene

6 8 **E.C.C. County Planner (Historic and Design Advisor)** was involved in negotiations to achieve improved details and built form

6.9 **E.C.C. (Archaeological Advisory Group)** confirmed no known archaeological sites will be effected by the proposed development

6.10 **E.C.C. (County Surveyor)** raise no objections subject to the imposition of conditions requiring that a 15 metre x 15 metre pedestrian visibility sight splay with appropriate layout as defined be retained, vehicular hardstanding shall be a minimum of 2.4 metres x 4.8 metres in area and be a minimum distance of 6 metres from the highway if a hardstanding be located in front of the garage; the garage drive and vehicular hardstanding shall be constructed at right angles to the back of the proposed highway and shall not deviate therefrom by more than 10 degrees, detailed plans should be submitted in due course They also offer advisory comments regarding access to the proposed engineering site residential development and that all works affecting the highway should be carried out to the satisfaction of the County Surveyor

6 11 **Head of Housing, Health and Community Care** has no objections, however they suggest informative advice on the control of nuisances SI16 and asbestos removal, SI15.

- 6 12 **Environment Agency** raise no objections but offer advice in respect of the proximity of the sea defences and subsequent measures that may be required to assess and combat levels of landfill gas
- 6 13 **Anglian Water** has no objections, however, seek that should permission be granted, no building should be erected within 3 metres of centreline of the public sewer crossing the site; this matter will be dealt with by an informative on any decision notice issued
- 6 14 **Environmental Policy and Initiatives** no objection in principle but raises a number of concerns regarding the outline application i.e. the siting beyond the frontage of the Old Ferry House, and the need for the design of the proposal to relate to the Grade II Listed Building. The basis for raising no objection is the plot adjacent 32 St Thomas Road is unlikely to come forward for development as it has been used as part of some planning gain for extra car parking for existing residents
- 6 15 Two letters of representation have been received from one household in St. Thomas Road objecting to the application on the following grounds: the continued erosion, by developers, of a unique rural hamlet; the original development plan for the village included a limitation on new development and there are a number of locations within the hamlet currently or recently developed; the Old Ferry House Listed Building needs to be preserved from the "Greedy Ambitions of Developers"; erosion of general amenity of the hamlet, including the loss of light and views; problems of parking and access of emergency vehicles.

SECOND CONSULTATION (EXPIRED 14/10/98 -- FIRST FULL APPLICATION)

- 6.16 **Ashingdon Parish Council** reiterated their objections to the proposal in line with the County Council's concerns and also raised issue concerning levels of traffic flow that would be generated.
- 6 17 **E.C.C. County Planner (Historic & Design Advisor)** whilst no objection to the principal of development on this site recommended for refusal, on grounds that the design made no reference to the Listed Building adjacent in terms of character, size or sense of place etc
- 6 18 **E.C.C. (Archaeological Advisory Group) and Anglian Water** reiterated their previous comments
- 6.19 **Head of Housing, Health and Community Care** wished to add to their previous advice, reiterated the Environmental Agency advice regarding the Sea Walls, and advised that a condition related to soil decontamination should be included (SC88)
- 6 20 **Environment Agency** noted that the rear of the site was affected by the 1953 floodplain and reiterated their advice on testing landfill gas
- 6 21 **E.C.C. (County Surveyor)** - no objection in principle, detailed comments raised
- 6 22 **Environmental Policy and Initiatives** raise objections to the proposed orientation and design of the building in its relationship to the nearby Historic building



- 6 23 Three letters of representation have been received, from households in St. Thomas Road and 1 is anonymous objecting in the main on the following grounds development would be out of character next to a listed building; would cause undue damage to the charm and tranquility of the hamlet, parking problems and congestion would be exacerbated; poor access for emergency vehicles, lack of play facilities for children would force children to play in street, limits on further housing development already in place.

### THIRD CONSULTATION

- 6 24 **E.C.C. (County Surveyor), Anglian Water and Head of Housing, Health and Community Care** reiterated their previous comments **Ashingdon Parish Council** made no objections providing the guidelines as advised by the County Listed Building Officer are complied with and that the application does not exceed the limit of dwellings as per the agreed plan.
- 6 25 **E.C.C. County Planner (Historic & Design Advisor)** made further suggestions to refine the proposal which have been included in the final revised plan before Members

### Summary of Planning Considerations

- 6 26 The principal planning issues material to the consideration of this application are summarised as follows

- Planning Policy
- Impact on Listed Building
- Local Amenity
- Highway Safety

### PLANNING POLICY

- 6 27 The application lies within the residential area of South Fambridge, where current planning policies presume in favour of residential development, subject to the supplementary Planning Guidance outlined below
- 6.28 Members may recall that following extensive public consultation, the South Fambridge Village Plan Brief was adopted in 1989, which imposed an upper limit of 60 dwellings for the settlement. The South Fambridge Village Plan Brief is Supplementary Planning Guidance and material to Members consideration of this application. This upper limit was increased to 61 following consideration by the District Plan Working Party in 1990 to accommodate an additional unit on the Orchard Site so that provision of car parking in St Thomas Road for the benefit of existing residents of the village could be realised as planning gain. Whilst the total number of dwellings has yet to be achieved, the current application site was not one of those identified as a potential plot for residential intensification in the supporting papers to the Brief.
- 6 29 However, one of the site's identified for a single unit on land adjacent 32 St Thomas Road is now partly given over to car parking provided for existing residents, as planning gain, in association with the development at the former Orchard Site. The current applicant is the same applicant who provided that car parking for the benefit of existing village residents on land within his control. It is now unlikely therefore that this site adjacent 32 St Thomas Road will come forward for residential development

Granting permission for the current application will theoretically increase the total number of units in the village to 62, one more than the Brief provides for, however as set out above, the number of units is unlikely to exceed 61.

#### IMPACT ON ADJACENT LISTED BUILDING

- 6.30 The site is located, as previously indicated, adjacent to a Grade II Listed Building, i.e. the Old Ferry House. The County Planners Specialist Officer has been heavily involved to ensure a detailed application is submitted which achieves an appropriate form of development given this setting. The Specialist advice is that the final revised plan achieves this.
- 6.31 The area to the East, the former engineering works, is currently being developed for 18 residential dwellings and the building proposal under consideration would enable a suitable development and design to be located between it and the Listed Building.

#### LOCAL AMENITY

- 6.32 Both buildings on the site detract from the appearance of the area and have been the focus historically for unauthorised and 'bad neighbour' uses which have caused a loss of amenity to local residents and attracted enforcement investigations/action.

#### HIGHWAY SAFETY

- 6.33 The proposed off-street vehicle parking provision satisfies the County Surveyors standards and no objection is raised in principle to the development which has been designed on the basis of the slight realignment to the highway kerb line at this point. The proposals submitted are considered to be acceptable in highway safety terms.

#### Conclusion

- 6.34 It is considered that the local amenity advantages of removing the buildings and focus for bad neighbour uses and their replacement with a well designed building which respects the adjacent Historical building justifies granting permission for this proposal. This would also justify an increase of 1 unit over and above the 61 identified in the Supplementary Planning Guidance, however, as explained above it is unlikely that any overall increase to the number will be realised.

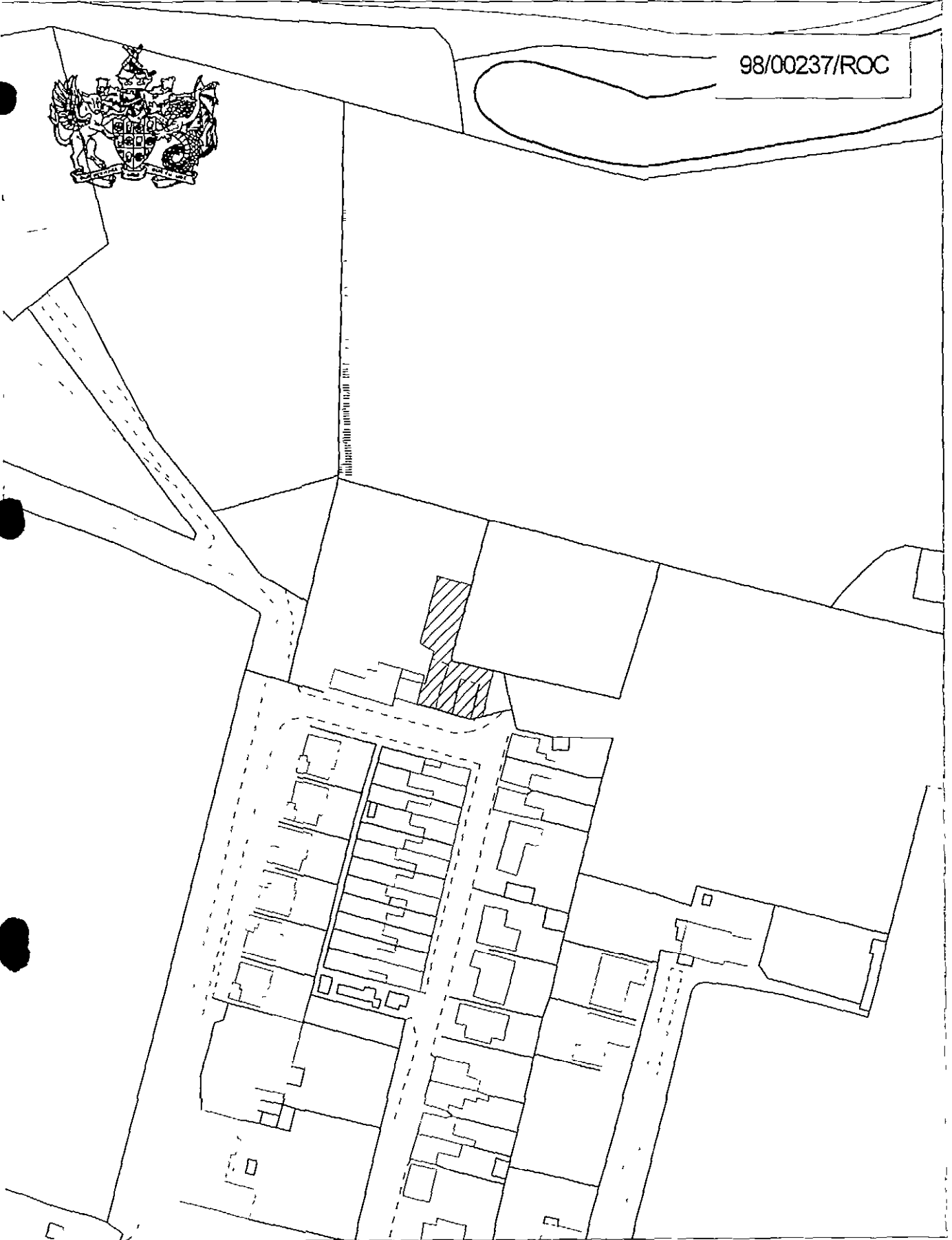
#### Recommendation

- 6.35 The Corporate Director (Law, Planning and Administration) recommends that this application be granted subject to the following conditions -
- 1 SC4 Time Limits Full - Standard
  - 2 SC14 Materials to be Used (Externally) - precise details of the type, colour and manufacturer
  - 3 SC66 Pedestrian Visibility Splays (Single)
  - 4 SC74 Driveways - Surface Finish
  - 5 SC88 Soil Decontamination





98/00237/ROC



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Rochford District Council

## Committee Report

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To the meeting of . PLANNING SERVICES COMMITTEE

On 8th April 1999

Report of CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)

Title 99/00062/FUL - Hockley Parish Council  
Public Hall Bullwood Road Hockley

Author Anita Wood

Proposal Erect Ground Floor Front, Side and Rear Extension, New Access to Side and Car Park to Rear

Applicant Hockley Public Hall Charity

Zoning Existing Residential Development

### Planning Application Details

- 7 1 This application proposes to extend Hockley Public Hall through the front, north side and rear elevations at ground floor level only. The main entrance will still be accessed from Bullwood Road and a disabled access has been provided via a ramp at the rear of the hall. The ramp and access to the north side flank is a fire escape only. The extension to the front has been given a pitched roof to emulate that of the original building and roof windows have also been shown along the north side elevation.
- 7 2 Internally, the hall is to receive a new entrance lobby, an office, three stores, toilets (including disabled), a kitchen and there is to be a main hall as well as a secondary hall.
- 7 3 The south elevation remains unchanged and a toilet block to the rear will be removed to accommodate the rear extension which is shown to have a flat roof.
- 7 4 A new access and drive is proposed along the north side of the hall and seven car parking spaces have been located at the rear. The construction of the drive will result in the removal of a tree, which is subject to a Tree Preservation Order 04/79. One holly tree is also shown to be removed, and a cherry tree may either be removed or lopped in accordance with specialist arboriculturalist advice, however, these are not subject to a preservation order.
- 7 5 The drive and parking area at the rear of the hall is on a strip of land that is not owned by Bullwood Hall, however, the applicants have served notice on the owners, that is Rochford District Council.

### Relevant Planning History

7 6 The site has no relevant planning history.

### Consultations and Representations

7 7 The **Head of Housing, Health and Community Care** has no objections in principle to the proposed development, subject to the condition that any externally sited mechanical plant or equipment shall be sited to and agreed in writing by the Local Planning Authority, prior to installation, and that the standard informative SI16 for the Control of Nuisances be added to any grant of permission

7.8 The **Head of Corporate Policy and Initiatives** has stated that the proposal includes the removal of a preserved tree and as such any approval involving the loss of this healthy tree should include the planting of a suitable replacement specimen in a location which should be agreed by the local authority

7 9 The **Head of Legal Services** has no objection to this application and has stated that the area of land owned by Rochford District Council has been given approval to be leased to the hall on a long-term basis

7 10 Six letters from neighbours have been received which raise concerns over the level of parking and possible conjunction of Bullwood Road as well as issues such as noise levels, the use of the hall, crime and land ownership of the strip of land not owned by the hall

### Material Planning Considerations

7 11 There are two main planning considerations

- i) The impact on residential amenity
- ii) Loss of the preserved tree

#### **Impact on Residential Amenity**

7 12 There are several points that may contribute to the impact on residential amenity Whilst the design and size of the proposed extensions are not an issue it is the use of the site that will impact upon the nearby residential units There is neighbour concern that the hall has been shown to have a main and secondary hall and so double booking could occur. This may raise noise levels as well as have a detrimental effect on parking.

7 13 The original hall had a public floorspace of 91.2sqm with no off street parking area The new hall increases the level of public floorspace by 49 5sqm, based upon the car parking standard for places of assembly this would require a level of parking of at least 12 spaces Clearly the amount of parking provided is below standard although it is an improvement on the existing situation and the site can be accessed via public transport along Main Road However, there is concern that users of the hall, to the annoyance of nearby residents, may use Bullwood Road for parking

7.14 Another possible impact on residential amenity is that the strip of land owned by Rochford District Council that runs behind five properties along Main Road and all of the properties along Bullwood Road may be given increased access However, a close boarded fence has been shown running along the south boundary of the hall which will effectively block access to the rear of properties along Bullwood Road



The Crime Prevention Officer has also been consulted and has yet to advise of other ways of securing the parking area e.g. use of lighting.

7.15 Additionally, the strip of land in question is not a public right of way.

#### **The Loss of the Preserved Tree**

7.16 The preserved tree is a silver birch to the front of the site adjacent to the proposed access. The applicants have submitted a preliminary arboricultural implication study along with their application. The study states that the preserved tree is multi-stemmed, 7m high and is early-matured with minor defects or in the early stages of stress. The study advises that the tree should be felled.

7.17 As already stated, the Head of Corporate Policy and Initiatives advises that this is a healthy and attractive tree that should remain. However, should an approval be recommended, a suitable replacement specimen should be planted in a location agreed by the Local Authority.

7.18 In addition, the arboricultural implication study also advises that the holly tree and cherry tree should also be removed.

7.19 The loss of the preserved tree will have to be weighted against the needs of this Community facility and the benefits from providing off-street parking where none currently exists. With these considerations in mind and taking into account the replanting required, the recommendation is made.

#### **Recommendation**

7.20 The Corporate Director (Law, Planning & Administration) recommends that this application be delegated to the Director to Approve subject to:

- i) The receipt of comments by the County Surveyor in relation
- ii) The receipt of comments by the Crime Prevention Officer
- iii) The following heads of conditions and any others found necessary -

- 1 SC4 Time Limits Full - Standard
- 2 SC15 Materials to Match (Externally)
- 3 SC70 Vehicular Access - Details
- 4 SC66 Pedestrian Visibility Splays (Single)
- 5 SC76 Parking and Turning Space
- 6 SC79 Car Parking - Delineated
- 7 SC74 Driveways - Surface Finish
- 8 No development shall commence until details of any externally sited mechanical plant or equipment associated with the ground floor front, side and rear extension has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, any such equipment so installed shall be maintained in accordance with these approved details.
- 9 In the first planting season (October to March inclusive) following the removal of the preserved Silver Birch tree, a replacement tree shall be planted within the site in accordance with details that shall have previously been submitted to and agreed in writing by the Local Planning Authority. Should the replacement tree be removed, uprooted, destroyed or be caused to die, or become seriously damaged or defective, within five years of planting, it shall be replaced by the developer(s) or their successors in title, with a species of the same type and in the same location as that removed, in the first available planting season following removal.



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## DELEGATED PLANNING DECISIONS – 8<sup>TH</sup> APRIL 1999

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

Application No : F/0586/97/ROC      Decision : **Application Permitted**  
Location : Adj Dolce Domun Nore Road Rayleigh Essex  
Proposal : Detached 4-bed Dwelling with Integral Garage  
Applicant : M & D King

Application No : CU/0034/98/ROC      Decision : **Application Permitted**  
Location : R/O 4-6 Eastwood Road Rayleigh Essex  
Proposal : Use Area for Parking of Cars for Staff from Somerfields Supermarket  
Applicant : A James (EMB) Ltd

Application No : F/0457/98/ROC      Decision : **Application Permitted**  
Location : 21 London Hill Rayleigh Essex  
Proposal : Construct Vehicular Access and Associated Works  
Applicant : Mr A Hall

Application No : F/0459/98/ROC      Decision : **Application Permitted**  
Location : 123 Ferry Road Hullbridge Essex  
Proposal : Retain Two Portable Containers on a Permanent Basis (Renewal of Planning Permission Ref F/0433/95/ROC).  
Applicant : Hullbridge Gardens Association

Application No : F/0487/98/ROC      Decision : **Application Permitted**  
Location : 3 Tyrells Hockley Essex  
Proposal : Erect First Floor Side Extension Over Existing Garage and Ground Floor Front Extension to Form Car Port  
Applicant : Mr & Mrs Aubert

Application No : F/0537/98/ROC      Decision : **Refuse Planning Permission**  
Location : Home Farm 46 High Road Hockley Essex  
Proposal : Erect Two Storey Rear Extension (For Occupation by Elderly Relative)  
Applicant : Mr & Mrs Byford

Application No : 98/00544/COU      Decision : **Refuse Planning Permission**  
Location : 23 West Street Rochford Essex  
Proposal : Change of Use from Estate Agents (Class A2) to Take-away Food Shop (Class A3)  
Applicant : Mr S Wong



Application No : F/0570/98/ROC                      Decision      **Application Permitted**  
Location : Alfoxton House Hockley Road Rayleigh Essex  
Proposal : Erect Ground Floor Side Extension (Conservatory) (Revised Submission  
Following Application Ref. F/0390/97/ROC)  
Applicant : P D Thomas

Application No : F/0705/98/ROC                      Decision      **Application Permitted**  
Location : Unit 22 Brook Road Rayleigh Essex  
Proposal : Erect Two Storey Side Extension to Existing Factory  
Applicant : Eye Technology Ltd

Application No : 98/00729/FUL                      Decision :      **Application Permitted**  
Location : 84 Alexandra Road Great Wakering Southend-On-Sea  
Proposal : Erect Ground Floor Rear Extension  
Applicant : Mrs P Baker

Application No : 98/00753/OUT                      Decision      **Application Permitted**  
Location : Land Adjacent 66 Woodlands Road Hockley  
Proposal : Outline Application to Erect Detached Chalet with Integral Garage  
Applicant : D Dickel

Application No : 98/00756/FUL                      Decision .      **Application Permitted**  
Location : Brackens Eastwood Rise Leigh-On-Sea  
Proposal : Erect Side Extension Comprising Garage with Ensuite Bathroom Over  
Applicant : Mr & Mrs I Rodgers

Application No : 98/00759/FUL                      Decision .      **Application Permitted**  
Location : 212 Hockley Road Rayleigh Essex  
Proposal : Erect Ground Floor Rear Extension  
Applicant : Mr M Kelly

Application No : 98/00769/FUL                      Decision      **Application Permitted**  
Location : 2 New Road Great Wakering Southend-On-Sea  
Proposal : Erect 1.48 Metre High Wall to Front Boundary  
Applicant : F. J. Green And Son

Application No : 98/00775/FUL      Decision : **Refuse Planning Permission**  
Location : Tudor Lodge St Johns Drive Rayleigh  
Proposal : Erection of New Roof With Front and Rear Dormers to Provide  
Additional First Floor Living Accommodation

Applicant : Mr L Rawlings

1 RFR4 , Green Belt - Extensions

2 The proposal which involves the erection of a new roof with front and rear dormer windows, would, if permitted, result in dwelling that has almost doubled in size in terms of floorspace, and a dwelling that has been significantly increased in height, therefore materially altering the physical appearance of the dwelling from a bungalow to a two storey chalet/house. Consequently, it is considered that this would create an extension that would be out of scale and character with that of the original dwelling and thus, detrimental to the visual amenities of the open countryside and the Metropolitan Green Belt contrary to Policy GB7 of the Rochford District local Plan First Review.

Application No : 98/00777/FUL      Decision : **Application Permitted**  
Location : 1 Hamilton Gardens Hockley Essex  
Proposal : Increase Height of Ridge and Formation of Rooms on Roof with Dormer  
Extension to Rear  
Applicant : Mr & Mrs Taylor

Application No : 99/00004/FUL      Decision : **Application Permitted**  
Location : Land Adjacent Crane Court St. Thomas Road Rochford  
Proposal : Erect 5-Bed Detached House and Detached Double Garage  
Applicant : Mr And Mrs M Thomas

Application No : 99/00006/FUL      Decision : **Application Permitted**  
Location : 18 Lower Lambricks Rayleigh Essex  
Proposal : Ground Floor Rear Extension  
Applicant : D Baker

Application No : 99/00016/FUL      Decision : **Application Permitted**  
Location : 168 Alexandra Road Great Wakering Southend-On-Sea  
Proposal : Erect 6ft High Fence to Rear Boundary (Without Compliance with  
Condition 4 of Application F/0429/95/ROC)  
Applicant : Mr & Mrs SJ Wilkinson

Application No : 99/00024/FUL      Decision : **Application Permitted**  
Location : 8 Mapleleaf Close Hockley Essex  
Proposal : Single Storey Garage  
Applicant : G Morley

Application No . 99/00028/FUL                      Decision .      **Application Permitted**  
Location                      225 Eastwood Road Rayleigh Essex  
Proposal .                      Proposed Alterations to Include Rooms in the Roof  
Applicant :                      Mr & Mrs Hole

Application No : 99/00029/FUL                      Decision .      **Application Permitted**  
Location                      54 Weir Gardens Rayleigh Essex  
Proposal .                      Part Two Storey, Part Single Storey Extension to Rear.  
Applicant :                      Mr Baldassara

Application No . 99/00036/FUL                      Decision .      **Application Permitted**  
Location .                      55 London Hill Rayleigh Essex  
Proposal :                      Formation of Vehicular Access  
Applicant .                      Mr R W Davie

Application No . 99/00037/FUL                      Decision .      **Application Permitted**  
Location .                      71 Folly Lane Hockley Essex  
Proposal :                      Ground Floor Rear Extension  
Applicant .                      Mr And Mrs I E Hodges

Application No : 99/00048/FUL                      Decision .      **Application Permitted**  
Location :                      41 Highfield Crescent Rayleigh Essex  
Proposal :                      Ground Floor Rear Extension  
Applicant :                      Mr & Mrs Stevens

Application No : 99/00063/FUL                      Decision .      **Application Permitted**  
Location                      21 Woodlands Avenue Rayleigh Essex  
Proposal :                      Proposed Dining Room Extension to Rear  
Applicant :                      Mr & Mrs M Newton

Application No : 99/00066/FUL                      Decision :      **Application Permitted**  
Location .                      235 Ashingdon Road Rochford Essex  
Proposal :                      Side Extension to Roof with Front and Rear Dormers  
Applicant :                      D Hinton

Application No : 99/00083/FUL                      Decision .      **Application Permitted**  
Location .                      61 Great Wheatley Road Rayleigh Essex  
Proposal .                      First Floor Rear Extension  
Applicant .                      C Insley



# DELEGATED BUILDING REGULATIONS DECISIONS

## APPROVALS

8<sup>th</sup> April 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BR 98/347A	58, Oxford Road Rochford	Proposed Extension & Alteration to Rooms in Roof
BR 98/385A	7-8 Fleethall Road, Purdeys Industrial Estate Rochford	Extension to Existing Office
BR 98/433A	41, Hawkwell Chase Hockley	Demolish House and Erect Three Bungalows
BR 98/464A	5, Hillside Road Hockley	Rooms in Roof
BR 98/566A	46, Marylands Avenue Hockley	Two Storey Side Extension
BR 98/577A	Land, South Side of Nore Road Rayleigh	Detached House With Integral Garage
BR 99/02	28, Sunnyfield Gardens Hockley	Single Storey Rear Extension
BR 99/16	23-25, Spa Road, Hockley	Internal Alterations (Change of Use to Fish & Chip Shop/ Restaurant
BR 99/21	10, Queen Annes Grove Hullbridge	Side, Rear & Front Extension Porch Extension
BR 99/26	54, Wier Gardens Rayleigh	Rear Extension & Alterations
BR 99/28	1-9, Ferry Road Hullbridge	Refurbishment of Existing Retail Unit Into Food Supermarket
BR 99/31	27, Bedloes Avenue Rawreth	Underpin Property
BR 99/34	Woodlands, Trinity Wood Road, Hockley	Installation of a Piled Raft to Prevent Further Subsidence
BR 99/36	58, Hawkwell Road Hockley	Erection of One House
BR 99/42	The Crouch, Kingsmans Farm Road Hullbridge	Extension to Side and Balcony to Rear
BR 99/56	Land Adj Gas Holder Station Heron Close Rayleigh	Thirty Six Dwellings

# DELEGATED BUILDING REGULATIONS DECISIONS

## APPROVALS

8<sup>th</sup> April 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BR 99/62	67, Abbey Road, Hullbridge	Rear Ground Floor Extension
BN 99/03	11, Sycamore Way Canewdon	Underpinning Works
BN 99/06	Little Firs Rayleigh Downs Road Rayleigh	Single Storey Extension to Form Garage
BN 99/07	1, Creeksea Ferry Road Canewdon	Three Bedroom Detached Bungalow
BN 99/08	6, Rochford Garden Way Rochford	Refurbishment of Utility Room
BN 99/09	23, Keswick Avenue Hullbridge	Cavity Wall Insulation
BN 99/10	6, Oakwood Road Rayleigh	Room in Roofs
BN 99/17	21, Thorington Road Rayleigh	Two Additional Bedrooms within Roof Space
BN 99/18	23, Wellington Road Rayleigh	Cavity Wall Insulation
BN 99/23	10, The Crofts Little Wakering	Ground Floor Rear Extension
BN 99/24	20, Gladstone Road Hockley	Side Extension
BN 99/29	1, Lansdowne Drive Rayleigh	Cavity Wall Insulation
BN 99/30	72, The Approach Rayleigh	Cavity Wall Insulation
BN 99/33	Rosemary Canewdon Road Ashingdon	Underpinning
BN 99/38	77, Clifton Road Rochford	Cavity Wall Insulation

# DELEGATED BUILDING REGULATIONS DECISIONS

## APPROVALS

8<sup>th</sup> April 1999

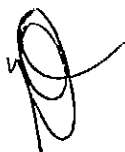
<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BN 99/39	Oaktree Clements Gardens Hawkwell	Installation of New Cesspool
BN 99/40	26, Station Crescent Rayleigh	Single Storey Extension
BN 99/41	232, Rectory Road Hockley	Rooms in Roof
BN 99/43	15, Central Avenue Rochford	Dormer Window
BN 99/50	4, Broadlands Avenue Rayleigh	Cavity Wall Insulation
BN 99/51	207, Bull Lane Rayleigh	Cavity Wall Insulation
BN 99/52	3, Plowmans Rayleigh	Cavity Wall Insulation
BN 99/53	Lentern Aircraft Main Road Hawkwell	Alterations to Form an Office
BN 99/54	72, Louis Drive Rayleigh	Rear Extension
BN 99/55	251, Rectory Road Hawkwell	Rear Extension
BN 99/64	Hillside New Park Road Hockley	Cavity Wall Insulation
BN 99/65	6, Nevern Close Rayleigh	Cavity Wall Insulation
BN 99/66	9, Mount Avenue Hockley	Cavity Wall Insulation
BN 99/67	53, Leamington Road Hockley	Cavity Wall Insulation
BN 99/68	1, Orchard Avenue Hockley	Cavity Wall Insulation

# DELEGATED BUILDING REGULATIONS DECISIONS

## APPROVALS

8<sup>th</sup> April 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BN 99/69	42, Cedar Drive Hullbridge	Cavity Wall Insulation
BN 99/70	28, Glebe Drive Rayleigh	Single Storey Side Extension
BN 99/71	7, Pudsey Hall Lane Canewdon	Fit New Window Opening to Left Side Elevation
BN 99/74	336, Eastwood Road Rayleigh	Garage Conversion to Dining Room
BN 99/77	21, Ambleside Gardens Hullbridge	Convert Garage to Room
BN 99/78	16, Hambro Hill Rayleigh	Two Storey Side Extension & Garage
BN 99/79	53, Branksome Avenue Hockley	Change Integral Garage into Room
BN 99/80	37, Leslie Road Rayleigh	Change Flat Roof to Pitched Roof
BN 99/82	61, Ashcombe Rochford	Rear Extension
BN 99/85	154, Bull Lane Rayleigh	Single Storey Rear Extension
BN 99/87	74, The Approach Rayleigh	Cavity Wall Insulation
BN 99/89	95, Richmond Drive Rayleigh	Cavity Wall Insulation
BN 99/90	11, Russell Grove Rochford	Cavity Wall Insulation
BN 99/91	5, Mount Avenue Hockley	Cavity Wall Insulation
BN 99/92	3, Highcliff Crescent Ashingdon	Cavity Wall Insulation



# DELEGATED BUILDING REGULATIONS DECISIONS

## APPROVALS

8<sup>th</sup> April 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BN 99/93	13, Nursery Close Rayleigh	Cavity Wall Insulation
BN 99/100	20, Meadow Road Hullbridge	Extension
BN 99/102	308, Greensward Lane Hockley	Loft Conversion (Dormers Only)
BN 99/106	60, Avondale Road Rayleigh	Cavity Wall Insulation
BN 99/107	29, Hilltop Avenue Hullbridge	Cavity Wall Insulation
BN 99/108	27, York Road Rochford	Cavity Wall Insulation
BN 99/109	21, Mount Crescent Hockley	Cavity Wall Insulation
BN 99/110	1, Hill Lane Hockley	Cavity Wall Insulation
BN 99/113	24, Meesons Mead Rochford	Cavity Wall Insulation
BN 99/120	127, Alexandra Road Great Wakering	Convert Garage to Playroom
BN 99/124	89, Bull Lane Rayleigh	Cavity Wall Insulation
BN 99/125	6, Greenlands Rochford	Cavity Wall Insulation
BN 99/126	21, Parklands Rochford	Cavity Wall Insulation
BN 99/127	8, Greenlands Rochford	Cavity Wall Insulation
BN 99/128	27, Mapledene Avenue Hullbridge	Cavity Wall Insulation



# DELEGATED BUILDING REGULATIONS DECISIONS

## APPROVALS

8<sup>th</sup> April 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BN 99/129	7, Larkfield Close Rochford	Cavity Wall Insulation
BN 99/130	Chestnut Lodge Common Road Great Wakering	Cavity Wall Insulation
BN 99/133	The Bungalow 1, Merton Road Hullbridge	Internal Alterations to Form 2 <sup>nd</sup> Bathroom
BN 99/135	2, Maine Crescent Rayleigh	Cavity Wall Insulation
BN 99/136	1, Coventry Close Hullbridge	Single Storey Front Extension
BN 99/139	35, Crown Hill Rayleigh	Cavity Wall Insulation
BN 99/140	64, Holt Farm Way Rochford	Cavity Wall Insulation
BN 99/141	Melford High Street Canewdon	Cavity Wall Insulation
BN 99/142	92, Bull Lane Rayleigh	Cavity Wall Insulation
BN 99/143	182, Warwick Road Rayleigh	Cavity Wall Insulation
BN 99/149	17, Leslie Road Rayleigh	Bathroom Extension
BN 99/152	121, Main Road Hockley	Convert Garage to Annexe
BN 99/158	4, Humber Close Rayleigh	Loft Conversion
BN 99/160	9, Kennedy Close Rayleigh	Front Extension
BN 99/161	15, Twyford Avenue Great Wakering	First Floor Rear Extension

# DELEGATED BUILDING REGULATIONS DECISIONS

## APPROVALS

8<sup>th</sup> April 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BN 99/162	57, Cheapside East Rayleigh	Cavity Wall Insulation
BN 99/166	14, Laburnum Grove Hockley	Lounge Extension
BN 99/167	11, Pudsey Hall Lane Canewdon	New Window to Flank Wall
BN 99/168	94, Leslie Road Rayleigh	Convert Integral Garage into Dining Room
BN 99/170	Apton Hall Apton Hall Lane Canewdon	Underpinning & Superstructure Repairs

  
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# DELEGATED BUILDING REGULATIONS DECISIONS

## REJECTIONS

8<sup>th</sup> April 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BR 98/577	Land at South Side, Nore Road Rayleigh	Detached House with Integral Double Garage

Chairman *W A Wain* Date: 28-4-1999