



**Rochford District
Council**

INDEX

1985

January - December

MINUTE INDEX 1985

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**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1985

December

ROCHFORD DISTRICT COUNCIL

Minutes of the Development Services Committee

At a Meeting held on 5th December, 1985. Present: Councillors D.C. Wood (Chairman), C.I. Black, T.H. Burt, L.K. Cope, B.A. Crick, Mrs. J. Fawell, T. Fawell, B.T. Grigg, Mrs. P.E. Hawke, Mrs. Jo Jones, M. J. Jones, Miss B.G.J. Lovett, C.R. Morgan, R.A. Pearson, J.A. Sheaf, J.P. Taylor and D.A. Weir.

Apologies: Councillors R.D. Foster, J.A. Gibson, A.J. Harvey and B. Taylor.

Visiting: Councillors Mrs. L.M.A. Campbell-Daley and Mrs. M.A. Weir.

735. MINUTES

Resolved that the Minutes of the Meeting of 29th October, 1985 be approved as a correct record and signed by the Chairman.

736. MONITORING OF PERFORMANCE - MEETINGS OF 14TH FEBRUARY AND 11TH JULY 1985

The Committee were satisfied that all necessary action had been taken. Minutes 484/83, 741/84, 462, 465, 469 and 473/85 were carried forward.

737. ANGLIAN WATER MATTERS

A Member expressed concern on problems relating to the functioning of the Ferry Road Pumping Station, Hullbridge, particularly that in times of stress raw sewage overflowed into the River Crouch. Mr. E. Castle of Anglian Water explained that the situation was being investigated by his Authority and if designated as a major scheme it would be included within their Capital Programme. An assurance was given that the District Medical Officer had been consulted and had advised that the incidence of gastroenteritis in Hullbridge was not considered to be unusual.

The Committee noted that investigations were being undertaken by the Directors of Development and Health and Housing on the drainage and health implications respectively and that a full report would be submitted to the next Meeting of the Committee.

RECOMMENDED That a report on the problems associated with the Ferry Road Pumping Station, Hullbridge, be made to the next Meeting of the Committee. (723) (DD & DHH)

738. SURFACE WATER LAND DRAINAGE

The Director of Development reminded the Committee of the surface water drainage problem at Hedgehope Avenue, Rayleigh, where a large catchment area of public surface water sewers fed into a culvert under the railway, which could be exacerbated by further developments in the area.

Members noted that a sum of £27,000 had been allocated for remedial works within the 1985/86 Capital Estimates, that local consultations had produced a favourable response to a scheme to enclose the open sections of ditch and construct a special upstream manhole to prevent blockages and that British Rail had raised no objections. The Committee welcomed the provision of such a scheme to be sent out to competitive tender for early implementation.

Development Services

RECOMMENDED (1) That approval be given to the preparation of a surface water ditch piping scheme for Hedgehope Avenue, Rayleigh.

(2) That the Director of Development be authorised to select a number of civil engineering firms to tender as a matter of urgency so that works can be completed within the financial year 1985/86. (715) (DD)

739. SPEED LIMIT - HULLBRIDGE ROAD

The Committee noted that the County Council had invited the Council's comments on a proposal that the national speed limit of 60 mph for single carriageway roads should apply to Hullbridge Road from a point north of its junction with Ferndale Road to a point west of its junction with Abbey Road. Members felt that as the route was used by a large number of pedestrians, particularly children, it would not be safe to completely de-restrict this section of road and that if the alignment, nature and type of the road supported a case for declassification, then the speed limit should be 40 mph. It was noted, however, that the County Council were to review their original proposals.

See Min. 771 RECOMMENDED That the total speed limit declassification of this section of Hullbridge Road be opposed *and that a speed limit of 40mph be recommended to the County Council for this section of Hullbridge Road. (933) (DD).*

740. DEVELOPMENT CONTROL STATISTICS - JANUARY TO MARCH 1985 (Minute 638/85)

The Committee noted the report of the Director of Development.

741. IDENTIFICATION OF A GYPSY SITE FOR ROCHFORD (Minute 642/85)

The Committee received the report of the Chief Executive on the Meeting held on 25th November 1985 with representatives of the Essex County Council on the above subject, when certain sites in both County and District ownership had been identified as justifying further investigation.

RECOMMENDED That the identification of a gypsy site for Rochford be further investigated in the light of the discussions with County. (13823) (CE)

742. HOTEL SITE, BRADLEY WAY, ROCHFORD (Minute 494/85)

The Secretary to the Council reported that an electricity sub-station was to be situated within the hotel site to serve other properties also. The Eastern Electricity Board had requested that the freehold of its location, measuring 4m x 5m, be conveyed to them.

RECOMMENDED That the Secretary to the Council convey 20 square metres of land to the south east of the hotel site in Bradley Way, Rochford, to Eastern Electricity Board for a nominal consideration on such terms and conditions as the Secretary to the Council thinks fit. (4499) (SEC)

743. FACILITIES FOR THE DISABLED (Minute 194/81)

The Committee noted the report of the Chief Executive setting out the text of a letter from a disabled person drawing attention to problems encountered by wheelchair users within Rayleigh. The Chairman of the

Development Services

Committee suggested that the points raised in the report be conveyed to the County Council with a view to the problems being alleviated.

RECOMMENDED That the points raised within the report be conveyed to Essex County Council with a view to the problems encountered by wheelchair users in Rayleigh being alleviated. (862) (CE)

744. DISTRICT PLAN WORKING PARTY (Minute 655(B)/85)

The Committee received the appended report of the Meeting of the District Plan Working Party held on 27th November 1985 following consideration of the Draft Plan by the County Planning Services Committee on the 22nd November 1985. At the request of a Member, the area of MAFF land to be zoned for residential development in the pre-1991 period was identified with the aid of a view-foil.

RECOMMENDED (1) That the site at Etheldore Avenue/Wood Avenue, Hockley be deleted from Policy H2 and inserted in Policy H5.

(2) That Policy H5 be deleted from the Draft Plan and that a revised Policy be inserted to read:-

"Within restraint areas not included in the Green Belt the open character of the land shall be conserved and the existing uses shall remain for the most part undisturbed. Consideration may be given to temporary uses provided they do not prejudice the primary objectives of providing for long term development needs."

(3) That a new Green Belt Policy be provided within Chapter 3 to be complementary to Structure Plan Policy S9.

(4) That the area of riverside development at Kingsman Farm Road, Hullbridge, be excluded from the Green Belt and defined as a Rural Settlement Area with defined development limits within which specific development control policies can protect its special character.

(5) That Policies GB9 and GB10 and their preamble be deleted from the Draft Plan.

(6) That Policy GB11 be deleted and Paragraph 3.14.3 be revised to read:-

"When consulted on mineral working and tipping applications therefore the District Planning Authority will have due regard to the County Council's Minerals Subject Plan, and in particular will oppose applications for mineral extraction and tipping outside the areas so allocated on the Proposals Maps (Maps A, B and C) and where there will be detriment to visual or residential amenities or the highway network is unsuited to the traffic likely to be generated."

(7) That the area to which the Coastal Protection Policy will apply be depicted on the Proposals Maps.

(8) That Policy LT13 be strengthened by deleting all of the existing words after the phrase "Structure Plan Policy NR18", and inserting the words "and all forms of development or expansion will be strongly resisted".

Development Services

(9) That the Draft Plan be revised by excluding any specific reference to post-1990 development, that those aspects be incorporated within an Informal Plan and that arrangements be made to submit both those documents to County for further consideration early in the New Year.

(10) That the County Planning Authority be advised that this Council accepts in principle the target of 2,600 housing units to be developed post 1990, to be achieved by means of the sites identified for that purpose, together with intensification, without further encroachment into Green Belt.

(11) That an area of 19 acres within the north-eastern sector of the MAFF site at Downhall, Rayleigh, be zoned for residential development in the pre-1991 period.

(12) That Officers be authorised to meet with the representatives of Sweyne School to discuss with them matters of concern regarding the MAFF site.

(13) That in view of County's proposal to arrange a joint meeting with this Council and its neighbouring Authority to discuss Option 7 of the B1013 access to Southend, the Officers be requested to press that the relevant plans be made available for advance consideration.

(14) That the notation of Baltic Wharf, Wallasea Island, on Proposal Map B be expanded to read "Wharf and Storage".

(15) That the proposed notation of the nursery site adjoining the Gattens, Hockley Road, Rayleigh, remain unaltered and that negotiations be pursued for the purchase of Dekkers Wood.

(16) That the Gas Board be advised that the Council will not enter into negotiations regarding the Gas Board land south of Grange Village and will resist any attempt to secure its release for residential purposes in whole or in part. (2081) (DD)

745. B1013 ACCESS TO SOUTHEND (Minute 640/85)

The Director of Development reported that the results of the investigations on the Option 7 route were to be discussed by County with the two local Councils concerned on a date to be agreed.

RECOMMENDED That the Chairmen and Vice-Chairmen of this Committee, Planning Services Committee and Policy & Resources Committee or their nominees, together with the Chairman of the Council and Councillor R.H. Boyd be authorised to attend the Meeting to be arranged by County. (11835 & 45) (SEC)

746. HISTORIC BOUNDARY WALLS REAR OF COUNCIL BUILDINGS, SOUTH STREET, ROCHFORD (Minute 566(6)/85)

The Committee received the report of the Director of Development on the findings of the Consultant Structural Engineers that these walls were in a dangerous condition and that demolition and reconstruction would require permission from the Department of the Environment. Members noted that the cost of renovation was estimated to be £30,000 dependent upon various factors and the basis upon which this could be financed.

Development Services

Discussions with the Manpower Services Commission had established that it was not appropriate for the scheme to be undertaken through a Community Programme project.

RECOMMENDED (1) That Listed Building Consent for the demolition and rebuilding of the walls be sought.

(2) That a virement of £15,000 from Conservation Grants be made towards the remedial works to these walls.

(3) That the Director of Development be authorised to negotiate with MBC Construction Limited at agreed rates for rebuilding of certain sections of the walls up to a maximum figure of £15,000.

(4) That provision be made in the Draft 1986/87 Capital Programme for repair and rebuilding of the remaining parts of the walls together with provision for all deferred projects under the Conservation Grants heading.

(5) That the action of the Director of Development in removing the dangerous portions of the walls be approved. (22268) (DD, DF)

747. LAND SURPLUS TO REQUIREMENTS AT BRITTON COURT EXTENSION, RAYLEIGH (Minute 863/84)

The Secretary to the Council reported on a request from the owner of 35 Castle Road, Rayleigh to purchase a small piece of land which had been declared surplus to requirements in connection with the Britton Court extension and that the District Valuer had been requested to negotiate terms.

RECOMMENDED That the Secretary to the Council proceed with the sale of approximately 15 square metres of land surplus to the requirements of the Britton Court extension, Rayleigh, to the owner of No 35 Castle Road, Rayleigh, at a price to be agreed by the District Valuer and on such other terms and conditions as the Secretary thinks fit. (18411) (SEC)

748. HORSE RIDING WORKING PARTY (Minute 636/85)

The Committee noted the report of the Secretary to the Council on the progress which was being made within the above forum to increase horse riding facilities within the District. (1347) (SEC)

749. RELOCATION OF DEEPDENE ALLOTMENT SITE (Minute 727(1)/85)

The Secretary to the Council reported that the Leisure Services Committee had agreed the siting and layout of the new allotment site at their Meeting on 26th November and it would now be appropriate to make an application for deemed planning consent.

RECOMMENDED That for the purpose of Regulation 4 of the Town & Country Planning (General) Regulations 1976 permission be sought for the site to be cultivated as allotments. (6471) (SEC)

750. GOLDEN CROSS PARADE CAR PARK (Minute 633/85)

The Secretary to the Council reported that this application had now been considered by the Planning Services Committee.

Development Services

RECOMMENDED That for the purposes of Regulation 4(5) of the Town & Country Planning (General) Regulations 1976 the above work be carried out subject to the condition in Minute 716/85, Para. 26. (902) (SEC)

751. EXCLUSION OF THE PUBLIC

Resolved that, in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the public be now excluded from the meeting for the reason that publicity would be prejudicial to the public interest, the business about to be discussed being the subject of confidential reports, disclosure of which might prejudice the Council's position in land negotiations.

752. LAND AT BETTS FARM ESTATE, HOCKLEY

The Secretary to the Council reported in confidence on a request from the owner of 12 Balmoral Gardens, Hockley, for the Council's consent to the acquisition of an area of approximately 30 square metres of land in order to straighten the eastern boundary of his property.

RECOMMENDED That the Council consent to the acquisition by the owner of No 12 Balmoral Gardens, Hockley, of an area of land sufficient to straighten the eastern boundary of his property. (21006) (SEC)

ROCHFORD DISTRICT COUNCIL

DEVELOPMENT SERVICES COMMITTEE - 5TH DECEMBER, 1985

DISTRICT PLAN WORKING PARTY

Report of a Meeting held on 27th November 1985. Present: Councillors D.C. Wood (Chairman), L.K. Cope, R.D. Foster, Mrs. Jo Jones, Miss B.G.J. Lovett, R.A. Pearson, J.A. Sheaf and J.P. Taylor.

Apologies: Councillors Mrs. P.E. Hawke and J.E. Nokes.

1. MINUTES

The Minutes of the Meeting of 3rd July 1985 were agreed as a correct record.

2. COUNTY CONSIDERATION OF THE DRAFT PLAN

Members of the Working Party had before them the agenda item which had been prepared for the County Planning Services Committee and which had given cause for concern in certain respects, together with copies of the exchange of correspondence which had taken place in consequence between the Director of Development and the County Planner. They noted that the minutes of the County meeting were expected to reflect the understanding which had been reached with regard to the points at issue, in particular that the Draft Plan as submitted for certification should not extend beyond the Structure Plan period and that the post 1990 period be dealt with by a further informal Plan to be approved by County as not being in conflict with the emerging revised County Structure Plan

The views which had been expressed by County were then discussed with particular regard to the following:-

(i) Housing and Population to 1991

By comparing the housing provisions of the Draft Plan with the total dwelling provision in the Approved Structure Plan a nominal over-provision of 280 units had been identified. This possible response had already been discussed at the previous meeting of the Working Party when it had been agreed in that event to delete from Policy H2 the site at Etheldore Avenue/Wood Avenue, Hockley and insert it within Policy H5.

(ii) Housing - Post 1990

Members noted that there would still be a nominal shortfall of some 200 units from the 2600 units suggested by the County for the post 1990 period and that it was important to be able to demonstrate the ability to reach the required target in order to safeguard against appeals succeeding on the basis of insufficiency of supply. In view of the comments made by County it was recognised that Policy H5 would need to be deleted from the Plan in its present form and the relevant sites protected by an interim Policy worded in accordance with that suggested within the County agenda.

(iii) Industry - Post 1990

Similarly, the County's advice that such special policy protection needed to be afforded also to a post 1990 industrial site was accepted.

(iv) Green Belt

It was recognised that there was a need to provide a Policy in the Draft Plan complementary to the basic Green Belt Protection Policy S9.

(v) Rural Settlement Areas

County had accepted the revised concept which had been proposed, with the exception of Kingsman Farm Road, Hullbridge, and their advice in that respect was accepted.

(vi) Uses in the Green Belt

County had commented that there was already adequate provision for the consideration of such uses and that Policies GB9 and GB10 therefore served no useful purpose. It was accordingly considered that they should be deleted.

(vii) Mineral Extraction

Members noted that following initial consultation with County it had been agreed to reduce Policy GB11 to the lower case text and to make reference to the County Council's Minerals Subject Plan.

(viii) Water Recreation

The comments of County regarding Policies LT14 and LT15 were noted.

(ix) Coastal Protection

It was accepted that there was a need to depict on the Proposals Map the area to which the Coastal Protection Policy would apply and to strengthen the wording of Policy LT13 in order to embrace all forms of development.

Arising out of the foregoing it was noted that an Informal Plan would need to be produced in respect of the period from 1991 to 2001 as a vehicle for the longer-term Policies. Members noted that the intention would be for the revised Draft Plan and the Informal Plan to be produced for consideration by County in Mid-January.

RECOMMENDED (1) That the site at Etheldore Avenue/Wood Avenue, Hockley, be deleted from Policy H2 and inserted in Policy H5.

(2) That Policy H5 be deleted from the Draft Plan and that a revised Policy be inserted to read:-

"Within restraint areas not included in the Green Belt the open character of the land shall be conserved and the existing uses shall remain for the most part undisturbed. Consideration may be given to temporary uses provided they do not prejudice the primary objectives of providing for long term development needs."

(3) That a new Green Belt Policy be provided within Chapter 3 to be complementary to Structure Plan Policy S9.

(4) That the area of riverside development at Kingsman Farm Road, Hullbridge, be excluded from the Green Belt and defined as a Rural Settlement Area with defined development limits within which specific development control policies can protect its special character.

(5) That Policies GB9 and GB10 and their preamble be deleted from the Draft Plan.

(6) That Policy GB11 be deleted and Paragraph 3.14.3 be revised to read:-

"When consulted on mineral working and tipping applications therefor, the District Planning Authority will have due regard to the County Council's Minerals Subject Plan, and in particular will oppose applications for mineral extraction and tipping outside the areas so allocated on the Proposals Maps (Maps A, B and C) and where there will be detriment to visual or residential amenities or the highway network is unsuited to the traffic likely to be generated."

(7) That the area to which the Coastal Protection Policy will apply be depicted on the Proposals Maps.

(8) That Policy LT13 be strengthened by deleting all of the existing words after the phrase "Structure Plan Policy NR18," and inserting the words "and all forms of development or expansion will be strongly resisted".

(9) That the Draft Plan be revised by excluding any specific reference to post 1990 development, that those aspects be incorporated within an Informal Plan, and that arrangements be made to submit both those documents to County for further consideration early in the New Year. (DD)

3. HOUSING TARGETS POST 1990

The panel agreed that the County target of 2,600 housing units should be accepted in principle.

RECOMMENDED That the County Planning Authority be advised that this Council accepts in principle the target of 2,600 housing units to be developed post 1990, to be achieved by means of the sites identified for that purpose together with intensification, without further encroachment into the Green Belt. (DD)

4. MAFF LAND AT DOWNHALL, RAYLEIGH

The Director of Development reported with the aid of a viewfoil on the need to identify within the site the area of some 19 acres of land to be developed in the pre-1991 period. The Working Party were satisfied with the configuration which was proposed, which would assist in the relocation of the Deepdene allotment site, and noted the status of the various other parcels of land involved, including an area outside MAFF's ownership which had potential for development. Members were pleased to learn from the Chief Executive that Ministerial approval had been given to the principle of the land exchange, thereby avoiding the problem of controls on Capital Receipts. It was also noted that representatives of Sweyne School were seeking a meeting on points of concern to them.

RECOMMENDED (1) That an area of 19 acres within the north eastern sector

10
1390

of the MAFF site at Downhall, Rayleigh, be zoned for residential development in the pre-1991 period.

(2) That Officers be authorised to meet with the representatives of Swayne School to discuss with them matters of concern regarding the above site. (DD)

5. TRANSPORTATION NETWORK

The Director of Development advised the Working Party that County were looking for a joint meeting with this Authority and Southend on Option 7 of the B1013 access to Southend. Whilst members were mindful of the fact that it was still the policy of both Local Councils to press for Option 4 they felt strongly that the plans should be made available for consideration prior to the projected meeting, having regard to the known involvement of Southend in their preparation.

RECOMMENDED That in view of County's proposal to arrange a joint meeting with this Council and its neighbouring Authority to discuss Option 7 of the B1013 access to Southend, the Officers be requested to press that the relevant plans be made available for advance consideration. (DD)

6. BALTIC WHARF, WALLASEA ISLAND

The Director of Development reported on various representations received concerning the definition of the site within the Draft Plan. Members considered that the extent of the site was accurately defined on the Draft Plan and that it was appropriate to retain the Green Belt notation overstaging this and adjacent sites. However, Members felt that the addition of the word "Wharf" to the site notation would more accurately reflect the existing use.

RECOMMENDED That the notation of Baltic Wharf, Wallasea Island on Proposal Map B be expanded to read "Wharf and Storage". (DD)

7. DEKKERS WOOD AND LAND ADJOINING THE GATTENS, HOCKLEY ROAD, RAYLEIGH

The Director of Development reminded the Working Party of the history of the above site and advised them of the current stage of negotiations on purchase of Dekkers Wood, namely that dedication had been offered in exchange for planning permission for residential development on the former nursery site. The Working Party adhered to the view that this site did not satisfy the criteria for release and should remain within the Green Belt and that negotiations should continue for the purchase of Dekkers Wood.

RECOMMENDED That the proposed notation of this site remain unaltered and that negotiations be pursued for the purchase of Dekkers Wood. (DD)

8. GAS BOARD LAND SOUTH OF GRANGE VILLAGE

The Director of Development referred to the above 7 acre site with the aid of a viewfoil and advised the Working Party of the arguments that were currently being advanced by the Gas Board that the Council should zone approximately one-half of that site for residential development and that the remainder should be dedicated as public open space. Members noted that those arguments revolved around the need to provide a new access to the site, on the Gas Board's involvement under Section 27 of the Public

Health Act 1936 in the management of a boundary stream which formed part of the local drainage system and of their ownership of land which would be required by the Council in assembling the agreed scheme, preferably by way of an unopposed C.P.O.

Members felt very strongly that notwithstanding the Gas Board's arguments, any further development in this area should be firmly resisted, noting its previous planning history, the limitations of the road network and the expectations of local residents.

RECOMMENDED That the Gas Board be advised that the Council will not enter into negotiations regarding the above site and will resist any attempt to secure its release for residential purposes in whole or in part. (DD)

CHAIRMAN: _____

DATE: _____

20/2/86

ROCHFORD DISTRICT COUNCIL

Minutes of the Policy and Resources Committee

At a Meeting held on 10th December 1985 Present: Councillors A.J. Harvey (Chairman), M.N. Anderson, R.H. Boyd, W.H. Budge, Mrs. L.M.A. Campbell-Daley, L.K. Cope, B.A. Crick, T. Fawell, R.D. Foster, J.A. Gibson, Mrs. E.M. Hart, D.R. Helson, Mrs Jo Jones, Miss B.G.J. Lovett, Mrs. J.M. Murison, J.E. Nokes, R.A. Pearson, J.A. Sheaf, C. Stephenson, B. Taylor, J.P. Taylor and D.C. Wood.

Apologies: Councillor K.E. Banks

753. MINUTES

Resolved that the Minutes of the Meeting of 5th November 1985 and the Special Meeting of 6th November 1985 be approved as a correct record and signed by the Chairman.

754. MONITORING OF PERFORMANCE

(a) Policy and Resources Committee - Meetings of 4th June and 24th September 1985

(b) Council Meetings of 11th June and 8th October 1985

The Committee were satisfied that all necessary action had been taken. Minutes 858/83, 855, 873, 893 and 900/84, and 140(a), 140(b), 147, 148, 392, 538, 546 and 550/85 were carried forward.

755. MINUTES OF COMMITTEES

The Committee received the following Minutes:-

<u>Committee</u>	<u>Date</u>	<u>Minute Nos.</u>
Special Policy & Resources	14th November 1985	681 - 682
Health & Housing Services	19th November 1985	683 - 708
Planning Services	21st November 1985	709 - 719
Leisure Services	26th November 1985	720 - 734
Development Services	5th December 1985	735 - 752

756. PANEL REPORTS

RECOMMENDED That the appended reports and the following recommendations as amended be adopted.

(Note: Recommendations on which action has been taken have been omitted).

<u>Panel</u>	<u>Date</u>
(A) Staffing Sub-Committee	7th November 1985

(i) That the appended pilot reward scheme be adopted as amended, the cost to be met from Salaries Votes. (SEC)

(ii) That responsibility for staff appraisal rest with this Sub-Committee. (SEC)

Policy and Resources Committee

(B) Rate Consultation Panel

11th November 1985

- (i) That consideration be given to organising a further Business Seminar possibly in conjunction with a local trades exhibition to be held in the Autumn of 1986. (DD)
- (ii) That the possibility of providing an initial rate-free period to encourage the re-occupation of empty industrial buildings be pursued. (DF)

(C) Chairman's Panel

13th November 1985

That the Officers be asked to inspect the Eldon Way Industrial Estate, Hockley and report to the appropriate Committee in due course. (DD)

(D) Economic Development Panel

20th November 1985

- (i) That the Terms of Reference of the Economic Development Panel be as follows:-
 - (a) To give preliminary consideration to any planning application or enquiry which has the prospect of additional employment or economic growth.
 - (b) In that connection, to be concerned with all aspects of employment generation and economic growth within the District, to explore the best means of attracting and retaining industry and commerce and to identify any disincentives which exist presently.
 - (c) To make recommendations on the foregoing to the appropriate Committee or to the Council. (SEC)
- (ii) That the feasibility of a scheme for small industrial units at the Council Depot be investigated and a report made thereon to the Policy and Resources Committee. (DD)

757. FINANCE REPORT

The Committee received the appended report of the Director of Finance and noted that a report would be made to the next Meeting of the Committee on the question of insurance cover for Members when they attended meetings of outside bodies as representatives of the Council.

RECOMMENDED (1) That the action of the Director of Finance, in paying the accounts detailed in paragraph 1 of his report, be confirmed.

(2) That a report be made to the next Meeting of the Committee on the question of insurance cover for Members attending Meetings of outside bodies as representatives of the Council. (708)(DF)

758. DISTRICT RATE 1986/87

The Committee considered the appended report of the Director of Finance outlining provisional limits within which Management Team could prepare a budget, pending the announcement of Rate Targets. Members expressed concern that notwithstanding compliance with Government policy and guidelines it would appear that the District could again receive an

13/9/85

Policy and Resources Committee

adverse settlement. They were advised that advance representations had been made to the local M.P. and the Department of the Environment regarding the basis upon which the provisional assessment had been made.

RECOMMENDED That the Management Team be instructed to prepare a budget at or below GREa and that the effect on the District rate be reported to a later meeting when the Rate Support Grant settlement is known. (708)(MT)

759. AUTHORISATION OF PROSECUTING OFFICERS (Minute 487/85)

The Director of Finance reported on the necessity to revise the list of Officers authorised to institute or defend proceedings on behalf of the Council in connection with the recovery of outstanding General Rate or parking fines.

RECOMMENDED That the following postholders be authorised in accordance with Section 223, Local Government Act 1972 to conduct proceedings on behalf of the Council:-

- F. 1 - Director of Finance
- F. 3 - Principal Assistant (Revenues)
- F. 5 - Chief Assistant (Income)
- F.21 - Chief Cashier
- F.26 - Senior Rating Assistant
- F.29 - Senior Rating Assistant. (757)(DF)

760. CAR PARKING CHARGES (Minute 541/85)

The Committee considered the appended report of the Secretary to the Council, summarising the responses which had been received from various consultees regarding the Council's decision to vary the scale of car parking charges and setting out the further procedural stages involved.

RECOMMENDED (1) That the observations of the various consultees be noted.

(2) That the Secretary to the Council be authorised to advertise the proposals, in accordance with Article 5 of the 1969 Regulations.

(3) That authority to make the necessary Off-Street Parking Order be delegated to the Policy and Resources Committee to be held on 4th March 1986. (28439) (SEC)

761. IMPROVING VEHICLE FLEET MANAGEMENT IN LOCAL GOVERNMENT

The Committee considered the appended report of the Director of Finance outlining the advantages of contract hire of vehicles in certain circumstances, as opposed to purchase or lease.

RECOMMENDED That the Director of Finance be authorised to use contract hire where financial savings can be demonstrated. (226)(DF)

762. SOUND LEVEL METER

The Director of Health and Housing reported on the need to replace the sound level meter used by the Environmental Health Officers with a model incorporating the latest technological advances. Members welcomed the proposal which would facilitate unmanned monitoring and could in

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Policy and Resources Committee

consequence result in more realistic readings. They noted that the CEL 262 Noise Analyser and attachments would cost £7,526 and be compatible with existing ancillary equipment.

RECOMMENDED That provision be made within the 1986/87 draft Revenue Estimates for the purchase of a CEL 262 Noise Analyser, microphone, leads, windshield and outdoor enclosure at a cost of £7,526.(6259)(DF)

763. APPOINTMENTS TO OUTSIDE BODIES (Minute 264/85)

The Secretary to the Council reminded Members of Councillor P.G. Gwinell's recent decision to give up his seat on the Council which had created a vacancy on the Southend-on-Sea Post Office and Telecom Advisory Committee. A Member praised the professional expertise Councillor Gwinell had brought to the Council.

RECOMMENDED That Councillor C. Stephenson be appointed as the Council's representative on the Southend-on-Sea Post Office and Telecom Advisory Committee. (4552)(SEC)

764. ESSEX COUNTY COUNCIL - SOCIAL SERVICES CONFERENCE

The Secretary to the Council reported receipt of an invitation from the above body for representatives to participate in a Conference at County Hall on Tuesday 11th March 1986, on the theme of "Care in the Community".

RECOMMENDED That the Council be represented by the Chairman of the Health and Housing Services Committee with the Director of Health and Housing. (218)(SEC)

765. BRITISH RAIL (Minutes 664 & 678/85)

The Director of Development reported on a reply from British Rail to the points raised at a meeting with them on the 1st November 1985. As regards the new timetable due to commence in May 1986, it had been ascertained that the introduction of through trains from the newly electrified Southminster branch line would reduce the capacity required for passengers boarding at Wickford. Members noted that a further meeting had been held at County Hall on the 20th November to discuss British Rail matters when the Chairman of the Transport Users Consultative Committee had been present. (900)(DD).

766. CYCLE OF MEETINGS 1986/87 (Minute 142/85)

The Committee considered the appended draft Cycle of Meetings for 1986/87 which had been prepared on the basis approved in connection with the budget strategy for the current year.

RECOMMENDED That the Cycle of Meetings for 1986/87 be adopted. (856)(SEC)

767. EXCLUSION OF THE PUBLIC

Resolved that, in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the public be now excluded from the meeting for the reason that publicity would be prejudicial to the public interest, the business about to be discussed being the subject of a confidential report the disclosure of which might benefit a contractor or supplier.

Policy and Resources Committee

768. PUBLIC HALL AND LEISURE CENTRES - CATERING (Minute 682/85)

The Directors of Finance and Leisure reported in confidence on their detailed investigations into the financial implications of adopting a comprehensive catering service within the Council-owned halls and Leisure Centres (with the exception of Castle Hall) as recommended by Trusthouse Forte in their consultancy report.


Some Members expressed concern at the level of expenditure which would be required. The Committee noted however, that the financial appraisal supported implementation as a viable proposition based on the existing booking arrangements.

RECOMMENDED (1) That in the light of the financial forecast the Council do enter into a consultancy agreement and adopt the proposals of the Confidential Report submitted by Trusthouse Forte.

(2) That appropriate financial provision be made in the Capital and Revenue Budget for 1985/86 and the Draft Revenue and Capital Budgets for 1986/87.

(3) That a further report be brought to this Committee on the 'Stage 2' proposals after a suitable period of full operation as set out in the Report.

(4) That the competitive tendering procedures be waived in this instance. (6771, 6643 and 435)(DL, DF).



ROCHFORD DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE - 10TH DECEMBER 1985

REPORT OF THE STAFFING SUB-COMMITTEE

At a Meeting held on 7th November, 1985. Present: Councillors A.J. Harvey (Chairman), R.H. Boyd, L.K. Cope, R.D. Foster, B. Taylor and D.C. Wood.

1. EXCLUSION OF THE PUBLIC

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

2. STAFF SIDE

The Chairman welcomed Mr. O.M. Scoging, Chairman of the Local Branch and Mr. A. Eisenhower and Mr. J. Whittam.

3. REPORT OF THE LAST MEETING

The report of the Meeting held on 23rd January 1985 was approved as a correct record.

4. TIME OFF FOR BLOOD DONOR PURPOSES

The Regional Blood Transfusion Service was still trying to arrange a special session for the Council employees and other large employers in the vicinity. Whilst it was agreed that this was the best option, the Sub-Committee decided that in the meantime staff wishing to give blood should be allowed at their Chief Officer's discretion to attend any local public session at any time during working hours. (SEC)

5. CAR ALLOWANCE RULES

The Staff Side sought a review of the rules relating to the deduction of the normal home to office and return mileage in circumstances when the mileage was not actually travelled. Directors had exercised discretion over the implementation of the rules in certain exceptional respects but the Staff Side wanted the principle established that staff should be reimbursed for the mileage travelled. Members could see difficulty in conceding the Staff Side claim in its entirety as normal home to office mileage was not an expense borne by the employer and had tax implications. Similar rules applied in the Civil Service.

It was agreed that further discussion should be deferred until later in the Meeting when proposals for the introduction of lump sum car allowances had been considered.

6. POST ENTRY TRAINING

The Staff Side asked for the reimbursement of the whole cost of travel to College and for the deduction of the public transport fare from home to office and return to be discontinued. The Sub-Committee accepted

advice from the Chief Executive that it might be reasonable to disregard home to office mileage and return for regular attendance at College particularly as the full fare was reimbursed for attendance at Seminars.

Resolved that the Post Entry Training Rules be amended accordingly.
(194)(SEC)

7. BUDGET ECONOMIES

The Staff Side requested a report on the progress of the budget strategy as regards staffing costs. The Chief Executive explained that the target figure had been achieved in cash terms although the savings in posts had yet to be completed. The Chairman of the Local Branch referred to the difficulty being experienced by staff as a result of the reductions in the establishment and the effects of the two month moratorium on the filling of vacancies. It was a cause of stress and low morale.

The Chief Executive expressed the hope that next year the Council would be able to pursue less stringent policies but it was likely that the moratorium would have to continue.

8. VIOLENCE AND DAMAGE TO PERSONAL EFFECTS

The Staff Side drew attention to the increased incidence of threatening behaviour by members of the public and to damage to clothing caused by acts of violence. The Sub-Committee agreed that this was a regrettable symptom of modern society and asked that immediate steps be taken to obtain the necessary insurance cover, accepting that no member of staff should suffer financial loss in the proper performance of their duties.(DF)


9. VDU OPERATORS - PREGNANCY

The Staff Side were assured that there was no evidence to suggest that there was any cause for concern but that should any new facts emerge the situation would be reviewed again.

10. LUMP SUM CAR ALLOWANCES

The Chief Executive explained that attempts had been made in the past to introduce lump sum allowances although the concept had not appealed to staff at the time. The tax position had since changed. Budget provision was fixed on the cash levels of previous years. The rules governing claims were in themselves producing anomalies. He suggested that for essential car users a lump sum could be agreed on an individual basis which would be more or less equal to the current lump sum plus the annual mileage. The allowance would be paid monthly. The proposal would reduce paperwork and auditing involvement considerably. Very accurate records of mileage existed for each post and the last six months figure could be used as the basis for determining the annual mileage levels and calculating the allowance. Once fixed this would not be reviewed for two years although it would need to be reassessed in the event of a change in duties. The allowance would be attached to the post and would be tied to the rates in the National Conditions of Service so as to take account of movements in the price of petrol.

The Chief Executive stressed that there would have to be total agreement from the staff to the introduction of the revised system.



The Staff Side advised that they were not against the proposal but wished to see it in detail. The Sub-Committee asked the Chief Executive to produce a scheme and noted that in view of the administrative savings involved the Council had some latitude over the level of allowances. It was accepted that the next opportunity for implementing a change would be 1st April 1986.

Resolved that the Chief Executive consult further with the Staff Side on the introduction of lump sum car allowances. (194)(CE & SEC)

11. CAR ALLOWANCE RULES

Further to paragraphs 5 and 10 above the Sub-Committee were sympathetic to some relaxation of the present rules with regard to home to office mileage and return where this had not been travelled and asked that if possible the Chief Executive extend for general application the discretion exercised by Chief Officers for particular categories of staff.

Resolved that the Chief Executive be authorised to agree revised car allowance rules with the Staff Side. (194)(CE & SEC)

12. STAFF HAND BOOK

It was noted that those sections of the draft hand book relating to car allowances and post entry training would now have to be amended. The Staff Side confirmed that in all other respects they accepted the document represented existing conditions save for the new sections on disabled persons, disciplinary and grievance procedures and periods of notice. They asked to be consulted on the form of the letter of offer of employment.

As regards a change in the end of the leave year from 31st March to 30 September, the Staff Side asked that the views of the staff be obtained. It was accepted that it would assist the work of some directorates but not others.

Resolved (1) that the Secretary to the Council


(a) Consult the Staff Side on the form of the letter of offer of employment.

(b) Obtain the views of all members of staff on a change in the end of the leave year from March to September.

(2) that subject to the revision of the sections on car allowances and post entry training the staff hand book be adopted. (194)(SEC)

13. STAFF APPRAISAL SCHEME

The Chairman of the Local Branch confirmed that they had raised no objection to the revised staff appraisal scheme. They had however expressed the hope that the reward proposals could be extended as widely as possible. He felt that the situation nationally had left staff with doubts about their future. Staff turnover had increased and given that new staff could not be expected to make a full contribution immediately the moratorium on the filling of vacancies placed pressure on the staff remaining for more than two months. They saw the reward proposals as an opportunity to restore morale.



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The Sub-Committee indicated their support for the reward proposals, which they hoped would provide the necessary incentives.

14. STAFF MORALE

The Chief Executive shared the concern of the Staff Side over the uncertainty caused by changes being considered at National level. The reorganisation of GLC and Metropolitan Counties, the review of the rating system, changes in responsibility for Building Control and the privatisation of Local Authority services and professional consultancy services, were all examples of the doubts which existed. It was small wonder that against this background matters of day-to-day management could assume disproportionate dimensions.

The Chairman of the Local Branch suggested that communications might be further improved so that staff might share in the knowledge of the problems facing the organisation and the reasons for decisions on policy and strategy. The Chief Executive mentioned that a number of meetings had been held with staff about the budget but that it might help if even larger meetings with the staff were arranged. The Chairman of the Sub-Committee stressed that Members of the Council prided themselves on the special relationship which existed at Rochford between Members and staff and he was anxious that staff should be aware of the Council's concern that this relationship might be jeopardised by the present feelings of uncertainty.

The Staff Side representatives then left the Meeting.

15. SPECIAL CONSTABULARY

The Sub-Committee noted that there was no requirement for Special Constables to take time off work for training or other duties.

16. CHIEF ACCOUNTANT - DIRECTORATE OF FINANCE

The Sub-Committee endorsed action taken by the Chief Executive to enable the Director of Finance to attract suitably qualified applicants following a vacancy at Group Accountant level. The establishment of the Directorate had been amended by the creation from the two Group Accountant posts of a Chief Accountant and Accounting Technician which would be self financing at the maximum of the grades.

Members agreed that in view of the difficulties of retaining qualified senior accountancy personnel, the Chief Accountant post was one to which the term contract arrangements might apply once the new incumbent had proved himself. (PF)(DF)

17. FIXED TERM CONTRACTS

The Sub-Committee asked the Chief Executive to report on other key personnel to whom the term contracts might be extended. (CE & SEC)

18. STAFF APPRAISAL SCHEME - REWARD

The Chief Executive reminded the Sub-Committee that they had still to determine the method and scale of the reward payments to be introduced under the staff appraisal scheme. After discussion Members agreed to recommend the implementation of the appended pilot scheme which they would wish to review having seen the scheme in practice for this year's appraisal exercise. The cost would be met from salaries votes.

As to the appraisal of senior management and other staff, the Sub-Committee considered that they were now the appropriate Member-level forum to undertake this function and agreed to seek a change in terms of reference to this effect.


RECOMMENDED (1) That the appended pilot scheme be adopted, the cost to be met from salaries votes.

(2) That responsibility for staff appraisal rest with this Sub-Committee. (194)(SEC)

19. SUSPENSION OF STANDING ORDERS

During the discussion of the foregoing item it was

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



ROCHFORD DISTRICT COUNCIL

APPENDIX TO THE REPORT OF THE STAFFING SUB-COMMITTEE

STAFF APPRAISAL SCHEME - REWARD

The Council's appraisal system makes allowance for special effort to be rewarded by a lump sum net payment of £100, £150 or £200 which would not be pensionable.

It is intended that this scale of payment should be entirely separate from established salary scales and should be identified with the appraisal system alone.

The National Scheme of Conditions of Service already provides for the Council to recognise additional responsibility or advancement of an employee either by awarding accelerated increments or regrading. The reward payments are intended for a different purpose. They are not for doing a job well because this is no more than any employer should expect. It would be difficult to describe every circumstance where they might apply.

The selection process to identify the persons to receive reward payments will take place towards the end of the appraisal exercise and will be as follows:-

Each Chief Officer to submit a list to the Chief Executive of those staff in their departments who they are recommending along with the amounts each should receive. No mention would be made of this on the appraisal forms.


Chief Officers would be required to give justification for their recommendations.

Chief Officers could also recommend staff in departments other than their own with a similar requirement for justification.

The Chief Executive would confirm to each Chief Officer whether he supported the recommendations and draw attention to any recommended amounts which he considered inconsistent.

No member of the Council would be permitted to submit any recommendations.

The recommendations would be submitted to the Appraisal Panel who would be advised by the Chief Executive and Secretary to the Council but with the other Chief Officers present to speak in support of their individual nominations. However only the Chief Executive and Secretary would be present when the Appraisal Panel determined the recommendations but they too would have to withdraw individually if their own recommendations were under discussion.



ROCHFORD DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE - 10TH DECEMBER, 1985

REPORT OF THE RATE CONSULTATION PANEL

At a Meeting held on 11th November, 1985. Present: Councillors A.J. Harvey (Chairman), B.T. Grigg, Miss B.G.J. Lovett and J.P. Taylor.

Representing industrial and commercial ratepayers:

R. Blower)	Rayleigh Chamber of Trade
P. Fisher)	
A. Guinness	Guinness Brothers PLC
R. Murray	Sirco Controls Limited
D. Porter	Fisco Limited
T. Taber	National Federation of Self-Employed and Small Businesses.

Apologies: Messrs G. Carey, R. Covington and C. Potter.

1. MINUTES OF THE MEETING OF 5TH JUNE 1985

The Minutes were agreed as a true record.

2. INDUSTRIAL AND COMMERCIAL PREMISES - LEVEL OF RENT

The Panel considered the reponse which had been received from the Secretary of State for the Environment to the representations which had been made through the local M.P. on the above subject indicating that the Government did not intend to seek to influence commercial rents. It was agreed that there was little to be gained from endeavouring to pursue the matter.

RECOMMENDED That the response be noted.

3. BUSINESS SEMINAR HELD ON 4TH SEPTEMBER, 1985

The Panel received the Synopsis of the above Seminar and discussed the concept of a follow-up in the Autumn of 1986 possibly on a more local theme and incorporating an exhibition of industry within the District. Such an exhibition, being organised by the local authority, would not involve a charge to participants but it would necessitate a considerable amount of research and preparation and any assistance which could be provided in its organisation and support, particularly through the local Chambers of Trade, would be most welcome.

In that connection the Panel were reminded that the Council had a very real interest in promoting trade within the District, and was able to offer facilities for overseas customers to be hosted in congenial surroundings and had also lobbied successfully for grant aid on behalf of local development.

RECOMMENDED That consideration be given to organising a further business seminar possibly in conjunction with a local trades exhibition to be held in the Autumn of 1986.

4. CAR PARKING CHARGES - CONSULTATION

The Panel were advised that although they were not statutory consultees it seemed entirely appropriate to involve them in that process. They had therefore been sent a copy of the consultation letter and the background to the increase having been explained, their comments were invited.

In response Members welcomed the opportunity of consultation and expressed concern that the car parking account, which currently showed a healthy profit, could be adversely affected and that customer resistance might detract from the trade of the traditional shopping centres. Whilst accepting that the Council needed to balance its books, a more constructive method might be by looking for savings elsewhere, for example in the cost of rate collection. Reference was also made to the considerable deficit incurred in respect of the Council's leisure activities.

The Panel were reminded that charges for car parking had last been revised in September 1983 when the main criticism had been that to introduce a charge of 10p for the first half hour was unrealistic and insufficient for motorists to achieve the purpose of their visit. That criticism was fully met by the new scale which in providing for a new charge of 10p for the first hour was a reversion to the level of charge prior to September 1983.

It had to be remembered that the car parking account had been in deficit prior to 1980 when charges had been introduced, and had been subsidised from the General Rate fund, but the view had prevailed that this was not an equitable arrangement. There was a strong element of traffic management in that philosophy, because free car parking had attracted commuters to the detriment of shoppers and thus town traders. The generation of an income for parking provided a much-needed contribution to the General Rate fund which assisted in holding down the level of rate increase and helped to avoid the possibility of incurring R.S.G. penalty. Although there had been customer resistance to the initial introduction of parking charges, ticket sales had increased in every succeeding year. The proposed change in the scale and the provision of interchangeability for season tickets made it difficult to predict to what extent the increases would be offset by a changed pattern of parking, but the target was to raise an additional £30,000 per annum which would largely be used in car park improvement schemes.

As regards the need to look for savings elsewhere, the Panel were advised that a report by the External Auditors had highlighted certain areas which might be scrutinised. A programme had accordingly been drawn up to ensure that the necessary action was taken and that process was already well advanced. Rate collection had been mentioned specifically, but the Panel were reassured that this area had been the subject of recent examination which had revealed that the slightly higher than average cost of collection was more than offset by an excellent record on cash flow and a low level of arrears. Moreover, measures were in mind which could further improve the situation.

Turning to the comments which had been made on the Council's leisure activities, the Panel were advised that less than half the deficit was attributable to the Leisure Centres, the remainder being largely incurred in maintaining the large areas of public open space throughout the District. The provision of leisure facilities was regarded as a service to the community, the range of which would not otherwise be available. In

that connection it had to be borne in mind that whereas squash players were willing and able to pay an economic price for the hire of a court, swimming - which attracted the young and the disabled - was heavily subsidised and that picture was reflected nationally. The Council was justifiably proud of its leisure buildings and regarded them as a great asset.

RECOMMENDED That the Panel's comments be noted.

5. CHARGES FOR OTHER COUNCIL FACILITIES

The Panel were advised that the general philosophy of the Council was to charge what the market would bear without adversely affecting custom, and that the approach to increasing charges was that modest regular reviews were preferable. Some Members of the Panel continued to express concern at the level of expenditure on leisure by comparison with other Council activities. They were advised that a true comparison with the housing services account which had been quoted would reveal first that there was a Government subsidy of £800,000 involved in the latter case and secondly that Sports Halls made a contribution to the rates of £100,000 out of their income. The role of the leisure facilities in attracting industry to the District and enhancing the quality of life was also stressed, and this factor was borne out by other Members of the Panel.

6. CAPITAL PROGRAMME

The Director of Finance reported that an announcement was due from the Government on public expenditure which would embrace permission for local authorities to borrow and to spend a proportion of their capital receipts. It could be anticipated that priority would be given to stress areas. That being the case, the Council would concentrate its spend upon housing as having a nil rate consequence and would not envisage any further major investments because of their effect upon the General Rate Fund. In response to a question it was confirmed that there was a very real need to purchase a replacement main-frame computer but that the timing might be subject to slippage.

7. RATE LEVEL 1986/87: REVENUE EXPENDITURE: R.S.G. SETTLEMENT

The Director of Finance advised the Panel that the Council were endeavouring to plan next year's target against a background of uncertainty caused by a declining Rate Support Grant settlement and an increasing reliance by Central Government on grant related expenditure assessment, the basis for which was not constant. Provisional indications were that Rochford would again fare badly in that assessment, and the Council's finance programme needed to be geared to avoid the penalties of spending above the G.R.E.A. level. It was not possible at this stage to estimate the likely effect on the rate figure, but a further meeting would be arranged when the necessary information had been received.

8. REFUSE COLLECTION SERVICE

The Chief Executive referred to the Government's stated intention of introducing legislation to ensure that local authorities tested the competitiveness of their services by inviting tenders from the private sector. He said that the Council intended to undertake such a project with the refuse collection service in advance of any compulsion to do so, and recalled that as a result of an exercise on cleaning costs, it had been possible to achieve economies and retain the in-house service.

1404

In response to a question it was stated that the Council was by no means opposed to the concept of privatisation and half of the building maintenance programme was now carried out on a contract basis, using local firms who had been the cheapest tenderers. Some of the Council's other activities were less attractive to the private sector, the parks service being a case in point.

The Panel expressed very favourable comment on the quality of the refuse collection service and of the transformation which was being effected by the introduction of the wheeled bin scheme. They were assured that their appreciation would be passed on to the employees concerned.

9. LIFTING THE BURDEN

The Chief Executive referred to the Command White Paper which had been circulated to Members on its publication in July. It was not yet known when legislation would be introduced to give effect to its proposals. In the meantime it had been decided to form a Panel of Members to preview planning applications which would generate employment, prior to their consideration by the Planning Services Committee. Such a forum could give greater consideration to the overall benefits to the community which often became obscured when considering the planning issues in isolation. The Panel were pleased to note the approach which was being adopted.

10. MATCHBOX TOYS LIMITED

The Panel were advised that the deferred rate had been paid in full and that the assistance which had thereby been provided had proved to be of great benefit to the District, since the Company had now based its entire operation in Rochford and was expanding and employing local sub-contractors.

A Member noted the attitude of the Council towards rate deferment for small business start-ups and asked whether an exception might be made by providing an initial Rate-free period so as to encourage empty and hence non-rated buildings being brought back into use. It was considered that the suggestion had merit and ought to be pursued with County.

RECOMMENDED That the possibility of providing an initial rate-free period to encourage the reoccupation of empty industrial buildings be pursued.

11. ITEMS OF INTEREST

The Panel noted the following items of interest:-

1. An article entitled "The District Council Role in Economic Development and Employment" which had recently been published by the A.D.C.
2. An article entitled "Rates, Jobs and the Local Economy" which had appeared in the September issue of "Public Money".
3. A series of questions which had appeared in an article entitled "Rates Consultation - How to Keep it Moving" in the March issue of "First Voice" and had been completed in respect of the Council's services.
4. The Council's Annual Report and Accounts for 1984/85.

12. CHARITY SHOPS

A Member enquired as to the rating position as it applied to charity shops. The Director of Finance outlined the position in broad terms but said that there were complicating factors and it was agreed that the legal position would be defined and incorporated in the Minutes. This is as follows:-


Arising from the case of Oxfam v Birmingham City Council, the Rating (Charity Shops) Act 1976 introduced Sub Section 9(a) to Section 40 of the General Rate Act 1967. This specifies that a property shall be treated as being used for charitable purposes (and therefore entitled to mandatory rate relief of 50%) if it is used only or mainly for the sale of goods donated to the charity and the proceeds are applied for charitable purposes. Subsequent test cases have established that the proceeds from donated goods must exceed the proceeds derived from other sales by the shop (after deduction of expenses).

13. DIRECTIONAL SIGNS

The Chief Executive advised the Panel of the decision of the Policy and Resources Committee to pursue the signposting of facilities within the District.

14. DATE OF NEXT MEETING

It was agreed that provision should be made for the next meeting of the Rate Consultation Panel to take place on Monday, 10th February 1986 subject to confirmation in the light of the rate-making process at that time.



ROCHFORD DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE - 10TH DECEMBER, 1985

REPORT OF THE CHAIRMAN'S PANEL

At a Meeting held on 13th November, 1985. Present: Councillors A.J. Harvey (Chairman), L.K. Cope, J.A. Gibson, Mrs. Jo Jones, Miss B.G.J. Lovett, Mrs. J.M. Murison, R.A. Pearson, J.A. Sheaf, B. Taylor, J.P. Taylor and D.C. Wood.

Apologies: Councillor R.D. Foster

1. COUNCIL CYCLE ENDING 17TH DECEMBER 1985

The Panel noted that the following reports would be made to Committee in the current cycle:-

<u>Committee</u>	<u>Date</u>	<u>Report</u>
Special Policy and Resources	14/11/85	(i) Public Halls and Leisure Centres - Catering. (DL)
Health and Housing Services	19/11/85	(i) Rehousing of tenants of Grested Court. (DHH)
		(ii) The Secure Tenancies (Right To Repair Scheme) Regulations 1985. (DHH)
		(iii) A.P. Sheltered Accommodation, Buckingham Road, Hockley. (DF & SEC)
Planning Services	21/11/85	(i) Former School Building, Main Road, Hockley - Development at Rear. (DD)
		(ii) Rawreth Lane Industrial Estate - Water Tank. (DD)
		(iii) Industrial Uses, Eldon Way, Hockley. (DD)
Policy and Resources	10/12/85	(i) 1986/87 Budget - Expenditure Projections. (DF)

2. DEVELOPMENT SERVICES COMMITTEE - 28TH NOVEMBER 1985

The Chairman of the Committee suggested that in view of the discussions which would be taking place on the Draft District Plan at County on 19th November and subsequently by the Working Party on 27th November, it would be appropriate to defer the meeting from 28th November to 5th December 1985.

RECOMMENDED That the Meeting of the Development Services Committee be deferred accordingly. (SEC)

1410

3. ELDON WAY INDUSTRIAL ESTATE, HOCKLEY

A Member drew attention to the untidy condition of the curtilage of factories on the above Industrial Estate and asked that the Health Directorate inspect the site and report to the appropriate Committee in due course.

RECOMMENDED Accordingly. (9817)(DHH)

4. OTHER COUNCIL ACTIVITIES

The Chief Executive drew Members' attention to the following:-

<u>Date</u>	<u>Event</u>
15th December 1985	Salvation Army Carol Service at Mill Hall, Rayleigh.
20th December 1985	Chairman's Christmas Party for Members' and Staff at Mill Hall, Rayleigh.

ROCHFORD DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE - 10TH DECEMBER 1985

REPORT OF THE ECONOMIC DEVELOPMENT PANEL

At a Meeting held on 20th November 1985. Present: Councillors R.D. Foster, J.A. Gibson, A.J. Harvey, Mrs. L.A. Holdich, J.A. Sheaf and C. Stephenson.

Apologies: Councillor R.H. Boyd.

1. APPOINTMENT OF CHAIRMAN

Resolved that Councillor R.D. Foster be appointed Chairman for the remainder of the Municipal year.

2. TERMS OF REFERENCE

The Panel considered that their purpose would be best served by providing for their terms of reference to encompass all planning applications or enquiries with potential for employment generation and economic growth in the District.

RECOMMENDED That the terms of reference of the Economic Development Panel be as follows:-

- (1) To give preliminary consideration to any planning application or enquiry which has the prospect of additional employment or economic growth.
- (2) In that connection, to be concerned with all aspects of employment generation and economic growth within the District, to explore the best means of attracting and retaining industry and commerce and to identify any disincentives which exist presently.
- (3) To make recommendations on the foregoing to the appropriate Committee or to the Council. (SEC)

3. FORTHCOMING PLANNING APPLICATIONS

- (1) Applications by Manderine Furniture Limited in respect of use of Units 7-11, Eldon Way Industrial Estate, Hockley.

The Director of Development reported with the aid of a site plan on the above applications for furniture manufacturing to be carried out in the above-mentioned premises.

The Panel considered the various processes involved, all of which would be acceptable in planning and environmental health terms, subject to normal controls being observed. It was noted that the applicant was seeking advice as to the need to obtain planning permission to saw logs on the site, that the application before the next Planning Services Committee was solely concerned with an extension to the existing waste collecting cyclone store to house chip collecting silos and skips and that further clarification was being sought regarding the additional uses. It was agreed that the planning applications from Manderine Furniture Limited should be supported in principle.

14/12

(ii) Application to use presently undeveloped part of former R.T.S. Depot, Rawreth Lane

The Panel considered with reference to the site plan the report of the Director of Development on the history of this site, the various applications which had been made in respect of the undeveloped part and the reasons why those approaches had not been acceptable. Members considered that a preliminary enquiry which had been made for the development of a composite trade facility was to be encouraged as preferable to the piecemeal activity which had otherwise been proposed.

(iii) Various industrial applications and surface water balancing tank and landscaping at Rawreth Gunsite

The Director of Development reported on the current state of development at the Rawreth Industrial Estate, and indicated on the site plan how the various uses were located. Members commented on the following:-

a. Blyth & Pawsey, Agricultural Engineers (ROC/151/85).

The applications for a variation of the conditions relating to hours of working and car parking provision were regarded as reasonable and could be supported. It was suggested that some limit should be placed on the amount of parking space which could be taken up with agricultural machinery and equipment.

b. Vail - Skip Waste Transfer System (ROC/717/85).

It was noted that there was a degree of screening and containment on the site which could well be adequate for the intended purpose.

c. Franklyn's Scrapyard - surface water tank, fencing and landscaping.

This scheme would provide drainage protection to the whole site and the adjacent area and should accordingly be supported.

d. Unit 4, single storey extension (ROC/650/85).

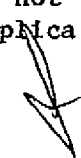
This application was considered to merit support.

Finally, Members noted that certain preliminary enquiries were currently being discussed and might come forward at a later date.

(iv) Application to divide Hermann's, Brook Road Industrial Estate into small units (ROC/767/85)

The Panel welcomed this application as having potential to revitalise an area which had been of concern for some considerable time, and fully supported the principles involved.

It was considered that a preliminary enquiry which had been made regarding Hermann's former car park should not be pursued at this stage. Finally, mention was made of an application for Brook Works to be used as a snooker hall.



RECOMMENDED That the Panel support the applications as indicated above. (DD)

4. COUNCIL DEPOT

The Director of Development reported on an application which had been made to provide a number of small industrial units on the above site. He demonstrated, with the aid of a site plan, the extent to which the scheme fell within the flight path and how it would need to be reduced to meet the requirements of the Civil Aviation Authority. Members noted that the scheme was capable of being realised using only Council owned land, thereby retaining control of the facility and providing a greater degree of flexibility in marketing such units to potential clients.


RECOMMENDED That the feasibility of such a scheme be investigated and a report made thereon to the Policy and Resources Committee. (DD)

5. INDUSTRY YEAR

The Panel noted that proposals would be coming forward in the near future regarding the Council's involvement in the promotion of 1986 as Industry Year.

6. BALTIC WHARF

The Panel received a progress report on various matters relating to the planning approval which had been granted on the above site, subject to the completion of a Legal Agreement.



ROCHFORD DISTRICT COUNCILAGENDA ITEM 7POLICY AND RESOURCES COMMITTEE - 10TH DECEMBER 1985REPORT OF THE DIRECTOR OF FINANCE1. ACCOUNTS PAID

Accounts amounting to £5,486,278.41 have been paid during October 1985

The Committee's confirmation of payment is requested.

2. CAPITAL EXPENDITURE 1985/86

To review the Capital Expenditure to date with the planned expenditure and to compare actual expenditure to that estimated to 31st October 1985.

<u>Committee</u>	<u>Original Estimate</u> £	<u>Revised* Estimate</u> £	<u>Estimate to 31.10.85</u> £	<u>Actual 31.10.85</u> £	<u>Comparison - Actual To Estimate</u> £ %	
<u>Development Services</u>						
General Land Purchase	73,000	111,000	60,000	58,642	-1,358	98
Sewerage General	27,000	27,000	6,000	5,401	- 599	90
	100,000	138,000	66,000	64,043	-1,957	97
<u>Health & Housing</u>						
Public Conveniences	17,000	32,000	19,000	16,552	-2,448	87
Wheeled Bin - Refuse	73,000	74,000	74,000	73,407	- 593	99
Provision of New Dwellings	1,242,000	1,166,000	310,500	294,059	-16,441	95
Improvements & Repairs	571,000	541,000	120,000	118,299	-1,701	99
Improvement Grants	250,000	250,000	145,800	105,283	-40,517	
Home Insulation Grants	50,000	50,000	29,200	38,071	+8,871	130
Dwellings purchased for Resale	92,000	92,000	38,000	-	-38,000	0
TOTAL	2,295,000	2,205,000	736,500	645,671	-90,829	88
<u>Leisure Services</u>						
Sports Centres	29,000	119,000	52,000	51,261	-739	99
Community Centres	-	21,000	20,000	19,900	-100	99
Public Halls	1,000	62,000	36,200	37,023	+823	103
Recreation Grounds	16,000	24,000	3,500	3,409	- 91	97
TOTAL	46,000	226,000	111,700	111,593	-107	100

<u>Committee</u>	<u>Original Estimate</u> £	<u>Revised* Estimate</u> £	<u>Estimate to 31.10.85</u> £	<u>Actual 31.10.85</u> £	<u>Comparison - Actual To Estimate</u> £ %		
<u>Planning Services</u>							
Conservation Grants	22,000	22,000	1,600	1,607	+	7	100
<u>Policy & Resources</u>							
House Purchase Loans	-	13,000	13,000	13,233	+	233	102
Admin. & Misc. Bldgs.	5,000	9,000	3,600	3,545	-	55	98
V.P.E.R.F.	194,000	194,000	138,000	137,916	-	84	100
Car Parks	25,000	25,000	5,300	5,280	-	20	100
Loans to Outside Bodies	-	-	-	647	+	647	-
Computer Equipment	72,000	75,000	24,700	24,658	-	42	100
Back Lane Accommodation Works	-	30,000	10,000	9,720	-	280	97
TOTAL	296,000	346,000	194,600	194,999	+	399	100

<u>All Committees</u>							
TOTAL	2,759,000	2,937,000	1,110,400	1,017,913	-	92,487	92

* NOTE:

Revised estimate figures are in accordance with those presented to the Health and Housing Committee on 19th November 1985.

3. INSURANCE

(a) Claims

To report the claims made, settled and outstanding. There have been 11 claims made and 6 claims settled since the last report.

<u>Risk</u>	<u>Total Number of Claims</u>	<u>Settled</u> <u>Claims</u> <u>Amount</u>		<u>Outstanding Claims</u>
Motor Vehicle	3	1	£104.03	37
Third Party	5	3	£1.60	40
Other	3	2	£172.55	16

(b) Accidents to Motor Vehicles

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

<u>Date of Accident</u>	<u>Vehicle</u>	<u>Estimated Amount of Damage</u>	<u>Remarks</u>
22.10.85	(LPB 605P) (PPF 843R)	£117.00	Batteries stolen whilst parked in depot.

5. INCOME

To report the income received (excluding General Rate) over the main heads.

<u>Type</u>	<u>Income 1.4.85 to 31.10.85</u>
	£
Housing Benefit Subsidy	2,206,667
Planning and Building Control Fees	46,254
Car Parks	103,017
Leisure Activities (cash at counter)	566,501
General (inc. Land Charges, Land and property disposal, Trade Refuse etc.)	1,214,343
House Purchase Loans	726,612
Housing Rent	1,106,750
Government Grants:-	
- Rate Support Grant	1,181,537
- Housing Subsidy	529,015
- Other	59,107
Invested Loans repaid:-	
- Principal	6,325,050
- Interest	9,944
Loans Raised	12,590,000
Mortgage interest relief reimbursement	60,037
Other reimbursements (MSC, YTS & SEETEC)	377,563

TOTAL 27,102,397

6. LOANS POOL

g) (a) Loans Pool Transactions

Base rates have remained static at 11½% since 30th July 1985 and are not expected to reduce in the near future despite the strength of the pound. Market forecasters do, however, believe that rates may ease in the early part of the new year.

The £2m Public Works Loan Board funding together with receipts from the transferred mortgages has now eradicated the Council's temporary loan debt. Surplus funds are now being invested through the money market.

(b) Loans held in Loans Pool as at 31st October 1985

	<u>£</u>	<u>%</u>	<u>Av. Rate of Interest</u>
<u>Mortgages</u>			%
PWLB	17,736,862	80.04	10.58
Other	80,272	0.34	6.32
<u>Bonds</u>			
Mortgage	2,500,000	11.18	12.99
Other	917,250	4.04	12.13
<u>Stock</u>	1,000,000	4.40	12.00
TOTAL	<u>22,234,384</u>	<u>100</u>	<u>10.96</u>

18/11/87

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TOTAL	<u>22,234,384</u>	<u>100</u>	<u>10.96</u>

(c) Surplus Funds Invested

	£	%
Temporary	662,500	11.06
	<u>662,500</u>	<u>11.06</u>

7. CAR PARKS

Parking tickets sold from 1st April 1985 - 26th November 1985 totalled 510,876.

These sales consisted of the following:-

10p	197,139
20p	266,269
30p	20,689
50p	21,800
Other*	4,979

* The Approach Car Park

Offences against the Parking Order since 1st April 1985 to 31st October 1985:-

	<u>Failure to Display</u>	<u>Excess charges</u>
Issued	1,210	276
Paid	687	193
Excused*	338	33
Awaiting process	139	44
Court procedure	46	6

Two Tier System 1st November 1985 to 26th November 1985:-

	<u>Failure to Display</u>	<u>Excess charges</u>
Issued	174	7
Paid	63	4
Excused*	26	1
Awaiting process	85	2

* Includes permits, season tickets not displayed, later production of valid ticket, machine fault, humanitarian grounds, etc.

ROCHFORD DISTRICT COUNCILPOLICY & RESOURCES COMMITTEE - 10 DECEMBER 1985REPORT OF THE DIRECTOR OF FINANCEDistrict Rate 1986/87

In the past it has been the Council's practice to indicate a target figure within which the Management Team could endeavour to present a suggested District Rate for approval in respect of the following year, at its December meeting. Unfortunately, the announcement of the Rate Support Grant settlement has slipped back in recent years to such an extent that last year the Council set the rate target prior to the announcement of our grant entitlement. Members will recall that, when the settlement was announced, the Council's grant entitlement was reduced by a cash equivalent of around 23% as a result of changes in the method of grant distribution.

No date has yet been given for the announcement of the 1986/87 settlement, and it is unlikely to be before the middle of December. However, the Secretary of State for the Environment has issued certain guidelines for local authorities in connection with their budget planning. Details of this information are set out below:-

1. Individual expenditure targets will be dispensed with and no individual guidance will be given to authorities. In making this decision, the Secretary of State has emphasised that it does not imply any weakening of the Government's commitment to restraining local authority expenditure.
2. The Grant Related Expenditure Assessment (GREA) will be used as the main mechanism for restraining expenditure so that, as spending rises above GREA, a higher proportion has to be met from rates. These changes will increase significantly the cost to authorities of additional spending. It will be remembered that it was the adjustment of GREA which was the main cause of the Council's massive loss of grant in the current year. PROVISIONAL GREA figures have now been supplied and the Appendix to this report sets out comparisons between 1984/85, 1985/86 and 1986/87 for all Essex Districts and the County Council. Rochford's increase for 1986/87 over 1985/86 at 4.8% is the lowest in the County and less than half the increase for Shire districts in England as a whole. The Director of Finance has made representations to the Department of the Environment, seeking clarification of the calculation of the provisional figure and their response is awaited.

/contd. . . .


18/2/86

3. The total of Exchequer grant to authorities, including specific and supplementary grants, block grants and domestic rate relief grant, will stay the same in cash terms, but implies that the proportion of local authority revenue expenditure funded by Central Government will reduce from nearly 49% to 46.6% (it is interesting to compare this figure with the "high" of the mid 1970's when Central Government funded approximately 66% of net revenue expenditure).
4. The total level of expenditure to be supported by grant will increase by about 6% - a little ahead of Government expectations of inflation for next year. The Government forecast of local authority expenditure is approximately £1 billion less than the forecast of the Local Authority Associations.
5. Because targets have been abolished and a greater reliance will be placed on GREAs, a system of "multipliers" has been introduced for the purpose of limiting grant losses ("safety-netting") and for limiting grant gains (caps). Multipliers will, therefore, play a major part in determining authorities' grant entitlements. No indication of the multiplier will be known until the settlement is announced and it is, therefore, impossible to forecast our grant entitlement at this stage. However, it is clear that, since our GREA is increasing by a lower rate than for authorities generally, grant is likely to reduce again next year.

In view of the uncertainty surrounding our grant position for 1986/87, it is considered inappropriate to set a rate target at this stage. However, it is most important that the Management Team is set a spending target to enable the detailed work on the budget to continue and recommendations to be put forward on the setting of charges, rent levels, policies for staffing and levels of service provision.

As a starting point, it is suggested that the Management Team prepares the budget so that expenditure is no higher than GREA, bearing in mind that GREA is the Government's assessment of what an individual authority needs to spend to deliver a standard level of service. Furthermore, there is no question of the Council incurring any grant penalty by spending at this level. When the Rate Support Grant settlement is announced, an early report will be brought to Members, outlining the effect on the District rate of keeping expenditure at or within GREA.

It is RECOMMENDED that the Management Team be instructed to prepare a budget at or below GREA and that the effect on the District rate be reported to a later meeting when the Rate Support Grant settlement is known.



COMPARISON OF GRANT-RELATED EXPENDITURE ASSESSMENTS

1984/85, 1985/86, 1986/87 (PROVISIONAL)

	1984/85	1985/86	1986/87 (Provisional)	% Increase 1986/87 over 1985/86	% Increase 1986/87 over 1984/85
	£000	£000	£000	%	%
Basildon	8,090	8,188	8,883	8.5	9.8
Braintree	4,878	4,843	5,191	7.2	6.4
Brentwood	3,184	3,079	3,249	5.5	2.0
Castle Point	3,881	3,906	4,343	11.2	11.9
Chelmsford	6,504	6,465	7,110	10.0	9.3
Colchester	6,510	6,725	7,338	9.1	12.7
Epping Forest	5,191	5,145	5,742	11.6	10.6
Harlow	4,196	4,361	4,869	11.6	16.0
Maldon	2,062	2,031	2,205	8.6	6.9
ROCHFORD	3,327	3,236	3,391	4.8	1.9
Southend	10,115	10,625	12,526	17.9	23.8
Tendring	6,301	6,469	7,052	9.0	11.9
Thurrock	5,652	5,711	6,333	10.9	12.0
Uttlesford	2,589	2,460	2,623	6.6	1.3
Essex County	496,838	524,006	550,643	5.1	10.8

ROCHFORD DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE - 10TH DECEMBER 1985

REPORT OF THE SECRETARY TO THE COUNCIL

CAR PARKING CHARGES

In accordance with Minute No 541/1985 the necessary procedure to implement the Council's decision to vary the car parking charges has been commenced. The procedure is laid down in the Local Authority's Traffic Orders (Procedure) (England & Wales) Regulations 1969, and the first requirement is consultation with the Highway Authority, Chief Officer of Police, and such other organisations in the District as the Council consider should be consulted.

I have therefore consulted, in addition to Essex County Council and the Chief Constable, five Parish Councils and seven organisations representing the interests of traders and ratepayers, including the Rayleigh Consultative Committee. Seven replies have been received, which can be summarised as follows:-

Ashingdon Parish Council - object to increases on the grounds that charges will be high when compared with neighbouring Districts. Will cause increase in on-street parking to the inconvenience of local residents.

Rochford Parish Council - welcome increase in time allowed for initial 10p charge, but consider that current 20p charge for up to 2 hours should remain. Concerned about effects on local trade.

Rayleigh Consultative Committee - object to increases but if charges must rise would prefer to see a flat rate for 10p per hour. To assist trade in Rayleigh, all parking should be free on Saturdays.

Rayleigh Civic Society - welcome increase of time for initial 10p charge but consider that flat rate of 10p per hour with maximum of 60p would be fairer than suggested scale. Suggest revision of charges for season tickets at The Approach which are said to be cheaper than British Rail.

Rayleigh & District Chamber of Trade - strongly object to level of charges now proposed which are considered to be totally unjustified.

Louis Drive Estate Residents Association - welcome increase in time for initial 10p charge. No real objections but comment that no charges at all would be of benefit to Rayleigh!

Rates Consultative Panel - Concern expressed at effect on trade. (see Panel Report).

The comments of the organisations and Parish Councils who have registered an objection are generally predictable and have followed the same pattern as when their views have been sought on previous changes. The suggestion that the Council's charges are high when compared with other neighbouring Districts cannot be sustained as the Council's charges compare favourably with other areas. With regard to the suggested flat rate of 10p per hour, it should be remembered that where this system is in operation in a neighbouring District, there is no maximum charge and whereas "all day" in Rochford costs 50p, 10 hours elsewhere can cost £1.00. The suggestions that the proposed increases will cause loss of trade may also be discounted. There are now very few major shopping centres where parking is free, with the exception of some of the "superstores", and as the cost of the proposed increases is less than the cost of travelling to the next nearest shopping centre, it is unlikely that the increases will have the suggested effect.


Generally, the comments received were predictable. They contain some well meaning suggestions, particularly with regard to a flat rate charge, but if such suggestion was adopted it would result in a drop in revenue which would be contrary to the object of reviewing the charges.

Provided that the recommendation to this report is accepted, the next stage in the procedure is public advertisement of the proposals, inviting any person to make a formal objection. For obvious reasons it is not considered advisable to advertise the proposals over the forthcoming busy Christmas period, and it is therefore proposed to advertise during the first full week of January 1986. If it is decided to bring the increased charges into force, it is desirable that this takes place on the 1st April 1986, but in order to allow sufficient time to make the necessary adjustments to machines, notices etc, it would be advantageous if a decision could be made by this Committee on the 4th March 1986, when any objections will be placed before the Committee for consideration.

RECOMMENDED (1) That the observations of the various consultees be noted.

(2) That the Secretary to the Council be authorised to advertise the proposals, in accordance with Article 5 of the 1969 Regulations.

(3) That authority to make the necessary off-street parking order be delegated to the Policy and Resources Committee to be held on the 4th March 1986. (28439)



ROCHFORD DISTRICT COUNCIL

POLICY & RESOURCES COMMITTEE - 10 DECEMBER 1985

REPORT OF THE DIRECTOR OF FINANCE

Improving Vehicle Fleet Management in Local Government


The Audit Commission, who is responsible for the external audit of local authorities in England and Wales, has published recently a study on improving vehicle fleet management in local government, which was submitted to the Audit Panel for information.

Amongst other things, the report suggests that local authorities should review their vehicle fleet arrangements, pointing out that contract hire may be cheaper for certain vehicles than direct purchase or leasing. Contract hire is an alternative to long term ownership of the vehicle; the authority enters into a contract with a company for the provision and maintenance of a vehicle or fleet of vehicles over a longer period of time, typically three to five years. The contract cost is normally fixed for the duration, subject only to certain statutory adjustments. Contract hire can thus remove the uncertainty associated with the two major costs - the total maintenance costs of the vehicles and their depreciation.

The Director of Finance has reviewed the Council's vehicle acquisition policies and has established that, in certain circumstances, contract hire can be cheaper than direct purchase or leasing, especially in relation to cars and light vans. There are now a number of large companies who are in the contract hire business and are able to meet all of the Council's requirements in relation to the maintenance and the provision of replacement vehicles in the event of breakdowns.

In addition to potential cost savings, there are two other reasons which make contract hire increasingly attractive. Firstly, hire costs are not prescribed expenditure for the purpose of the Government's capital expenditure controls and resources which had previously been earmarked for vehicle replacements may be released for other purposes. At a time when our allocations for capital investment are reducing, this is a very important factor. Secondly, the Council's Vehicle Plant and Equipment Replacement Fund, which is normally used to fund the acquisition of vehicles and plant, is relieved of the liability to provide the necessary capital at a time when the Fund is under increasing pressure.

In view of the above, it is RECOMMENDED that the Director of Finance be authorised to use contract hire where financial savings can be demonstrated.



ROCHFORD DISTRICT COUNCIL - CYCLE OF MEETINGS 1986/87 AGENDA ITEM 16.

	MAY	JUNE	JULY	SEPTEMBER	OCTOBER	NOVEMBER
MON		2 STAFFING SUB S		1		
TUE		3 POLICY & RESOURCES	1 PLANNING	2 PLANNING		
WED		4	2	3	1	
THUR	1	5 PLANNING	3 HEALTH & HOUSING	4	2 R V A CONFERENCE	
FRI	2	6	4	5	3	
SAT	3	7	5	6	4	1
MON	5 BANK HOLIDAY	9	7	8	6	3
TUE	6	10 COUNCIL	8 LEISURE	9	7 COUNCIL	4 POLICY & RESOURCES
WED	7	11 HOUSING CONFERENCE	9 AUDIT PANEL	10	8 CHAIRMANS PANEL	5
FRI	8 ELECTIONS	12 HOUSING CONFERENCE	10	11	9 HEALTH & HOUSING	6
SAT	9	13	11	12	10	7
MON	10	14	12	13	11	8
TUE	12	16	14	15	13 STAFFING SUB S	10
WED	13 ANNUAL COUNCIL	17 COUNCIL	15 DEVELOPMENT	16 RVCZ	14 LEISURE	11 COUNCIL
THUR	14 CHAIRMANS PANEL	18	16	17	15 AUDIT PANEL	12
FRI	15 PLANNING	19 CHAIRMANS PANEL	17	18	16 PLANNING	13 CHAIRMANS PANEL
SAT	16	20	18	19	17	14
MON	17	21	19	20	18	15
TUE	19 STAFFING SUB W	23	21	22	20 STAFFING SUB W	17
WED	20 HEALTH & HOUSING	24 CIPFA AND ADDC CONFERENCE	22 POLICY & RESOURCES	23 POLICY & RESOURCES	21 DEVELOPMENT	18 HEALTH & HOUSING
THUR	21 AUDIT PANEL	25	23	24	22	19 AUDIT PANEL
FRI	22 LEISURE	26	24 PLANNING	25 PLANNING	23	20 PLANNING
SAT	23	27	25	26	24	21
MON	24	28	26	27	25	22
TUE	26 BANK HOLIDAY	30	28	29 R V A	27	24
WED	27 DEVELOPMENT		29 COUNCIL	30	28	25 LEISURE
THUR	28 RVCZ		30		29	26
FRI	29 SPORTS COUNCIL		31		30 NATIONAL HOUSING AND TOWN PLANNING CONFERENCE	27 DEVELOPMENT
SAT	30				31	28
MON	31					29 8.30
						1427

ROCHFORD DISTRICT COUNCIL - CYCLE OF MEETINGS 1986/87

	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY
MON	1		2	2		
TUE	2 RVCZ		3 COUNCIL	3 POLICY & RESOURCES		
WED	3		CHAIRMAN'S 4 PANEL	4	1	
THUR	SPORTS 4 COUNCIL	BANK 1 HOLIDAY	SPECIAL POLICY 5 & RESOURCES	5	2	
FRI	5	2	6	6	3	1
SAT	6	3	7	7	4	2
MON	8	5	9	9	6	BANK 4 HOLIDAY
TUE	POLICY & 9 RESOURCES	6	HEALTH & 10 HOUSING	10 COUNCIL	POLICY & 7 RESOURCES	5
WED	10	7	AUDIT 11 PANEL	11 RVCZ	8	6
THUR	11	8 PLANNING	12 LEISURE	12	9 PLANNING	7 ELECTIO
FRI	12	9	13	13	10	8
SAT	13	10	14	14	11	9
MON	15	12	16	16	13	11
TUE	16 COUNCIL	13	SPEC POL & 17 RESOURCES & COUNCIL	CHAIRMAN'S 17 PANEL	14 COUNCIL	ANNUAL 12 COUNCIL
WED	17	14	18	AUDIT 18 PANEL	15	13
THUR	18 PLANNING	15	19 DEVELOPMENT	HEALTH & 19 HOUSING	16	14 PLANNING
FRI	19	16	20	20	BANK 17 HOLIDAY	15
SAT	20	17	21	21	18	16
MON	22	19	23	23	BANK 20 HOLIDAY	18
TUE	23	20	24	24 LEISURE	21	19
WED	24	21	25	25	22	20
THUR	BANK 25 HOLIDAY	22	26 PLANNING	26 PLANNING	23	21
FRI	BANK 26 HOLIDAY	23	27	27	24	22
SAT	27	24	28	28	25	23
MON	29	26		30	27	25
TUE	30	POLICY & 27 RESOURCES		31 DEVELOPMENT	28	26
WED	31	28			29	27
THUR		29 PLANNING			30	28
FRI		30				29
SAT	1428	31				30
MON	1528	CHAIRMAN			DATE: 28/1/86	

ROCHFORD DISTRICT COUNCIL

Minutes of the Council

At a Meeting held on 17th December, 1985. Present: Councillors J.A. Sheaf (Chairman), P.A. Beckers, C.I. Black, R.H. Boyd, W.H. Budge, T.H. Burt, Mrs. L.M.A. Campbell-Daley, Mrs. P. Cooke, L.K. Cope, B.A. Crick, T.L. Dean, R.D. Foster, C.J. Gardner, J.A. Gibson, B.T. Grigg, Mrs. E.M. Hart, A.J. Harvey, Mrs. P.E. Hawke, D.R. Helson, Mrs. L.A. Holdich, Mrs. Jo Jones, M.J. Jones, Miss B.G.J. Lovett, C.R. Morgan, Mrs. J.M. Murison, J.E. Nokes, R.A. Pearson, C. Stephenson, B. Taylor, J.P. Taylor, Mrs. L. Walker, D.A. Weir, Mrs. M.A. Weir and D.C. Wood.

Apologies: Councillors M.N. Anderson, K.E. Banks, Mrs. J. Fawell, T. Fawell and Mrs. E.M. Heath.

769. MINUTES

Resolved that the Minutes of the Meeting of 12th November, 1985 be approved as a correct record and signed by the Chairman.

770. CHAIRMAN'S ANNOUNCEMENTS

The Chairman was delighted to welcome Mr. Albert Thompson of 23 Clarence Road, Rayleigh, who had recently been awarded the BEM by Her Majesty's Lord Lieutenant of Essex for his service to the National Council for Voluntary Organisations over a period of more than 50 years. Mrs. Thompson was also in attendance.

The Chairman presented Mr. Thompson with the Rochford Badge tie pin to mark the Council's appreciation of this outstanding example of public service and said that a photograph of the event would be given to him as a memento.

The Chairman also reported that Councillor K.E. Banks had had a serious fall and was at present in hospital. The Chairman had written to Councillor Banks on behalf of all Members of the Council to wish him a speedy and complete recovery.

The Chairman was pleased to report that the Council's Freight House and Old House projects had won awards and the Lord Lieutenant had recently presented the Council with Certificates from the Civic Trust. Special mention was made of all concerned in the success of the two projects and the Chairman congratulated those members of staff who had worked on the schemes.

Finally, the Chairman thanked Members for their support at the recent Carol Service. A collection had raised £200 and the Salvation Army had donated this sum to the Riverside Hostel.

771. MINUTES OF COMMITTEES

Resolved (1) that the Minutes of Committees be received and the recommendations contained therein adopted, subject to the amendments shown.

(2) that the Common Seal of the Council be affixed to any documents necessary to give effect to decisions taken or approved by the Council in these Minutes.

10/14/29

Council

Pursuant to Standing Order 4.2(a) the Chairman ruled that the Minutes of the Special Meeting of Policy and Resources Committee held on 14th November 1985 would be considered with the Minutes of that Committee on 10th December 1985.

<u>Committee</u>	<u>Date</u>	<u>Minute Nos.</u>
Health & Housing Services	19th November	683-708
Planning Services	21st November	709-719
Leisure Services	26th November	720-734

900th Anniversary of Domesday (Minute 724/85)

At the suggestion of a Member the Chairman of the Committee, with the agreement of the Council, amended the recommendation by the addition of the words "subject to the matter being reconsidered by the Committee should the cost exceed £200".

Resolved accordingly. (131)(DL)

Hullbridge Playing Field - Car Parking (Minute 726/85)

On moving the reception of Minute 726, an amendment was moved by Councillor J.E. Nokes and seconded by Councillor C.R. Morgan that this matter be referred back to Leisure Services Committee.

The amendment was declared CARRIED and it was

Resolved accordingly. (873)(SEC and DL)

Development Services	5th December	735-752
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Anglian Water Matters (Minute 737/85)

On moving the reception of Minute 737, the Chairman stated that Members would be aware that Notice of Motion had been given on this matter and was included later in the Agenda. (723)

Speed Limit - Hullbridge Road (Minute 739/85)

On moving the reception of Minute 739, an amendment was moved by Councillor D.C. Wood and seconded by Councillor L.K. Cope - "that a speed limit of 40 m.p.h. be recommended to the County Council for this section of Hullbridge Road".

On being put to the vote the amendment was declared CARRIED and it was

Resolved accordingly. (933)(DD)

Special Policy & Resources	14th November	681-682
Policy and Resources	10th December	753-768

Public Hall and Leisure Centres - Catering (Minute 768/85)

On moving the reception of Minute 768, it was moved by Councillor R.H. Boyd and seconded by Councillor J.E. Nokes that the recommendations be amended as follows:-

Council

"RECOMMENDED (1) Delete "do enter" and substitute "instruct the Leisure Services Committee to consider alternatives to a Council-owned monopoly in catering before entering". After "Trusthouse Forte" add "subject to the deletion of references to Castle Hall and Rayleigh Grange Community Centre."

(3) Delete all words after "Stage 2" proposals and insert "at the same time that Leisure Services Committee has investigated alternatives."

(4) Delete "in this instance" and insert "should other Consultants decline to submit alternative options to those offered by Trusthouse Forte."

After debate, and pursuant to a requisition under Standing Order 14, the voting on the amendment was recorded as follows:-

For the amendment (7) Councillors P.A. Beckers, C.I. Black, R.H. Boyd, B.A. Crick, T.L. Dean, D.R. Helson and J.E. Nokes.

Against the amendment (26) Councillors W.H. Budge, T.H. Burt, Mrs. L.M.A. Campbell-Daley, Mrs. P. Cooke, L.K. Cope, R.D. Foster, C.J. Gardner, J.A. Gibson, Mrs. E.M. Hart, A.J. Harvey, Mrs. P.E. Hawke, Mrs. L.A. Holdich, Mrs. Jo Jones, M.J. Jones, Miss B.G.J. Lovett, C.R. Morgan, Mrs. J.M. Murison, R.A. Pearson, J.A. Sheaf, C. Stephenson, B. Taylor, J.P. Taylor, Mrs. L. Walker, D.A. Weir, Mrs. M.A. Weir and D.C. Wood.

The amendment was declared LOST.

Minute 768 was adopted.

772. CHARITIES PANEL

Resolved that the report of the Charities Panel held on 20th November 1985 be received.

773. NOTICE OF MOTION

Councillor Mrs. L.M.A. Campbell-Daley moved the following notice of motion (set out in resolution (1) below) and spoke of the concern felt by the residents of Hullbridge about the seriousness of the malfunctioning and under capacity of this pumping station, the harmful effects of the pollution this caused and the need to secure the co-operation of Anglian Water to funding urgent remedial work. The motion was formally seconded by Councillor D.A. Weir.

The Chairman of the Council stressed that Members shared the concern and that the Development Services Committee already had the matter under investigation. A full report was being prepared for their consideration and this was the best course to follow.

Council

The motion having been moved and seconded it was

Resolved (1) "that strenuous efforts be made by this Council and the representative on the Anglian Water Authority to include within the capital programme of that body provision for the capacity problems of the Ferry Road Pumping Station, Hullbridge, to be rectified and so avoid the incidence of raw sewage overflowing into the River Crouch".

(2) that pursuant to Standing Order 5.5 the matter be referred to the Development Services Committee. (723)(DD)

774. RESIGNATION - COUNCILLOR PAUL GWINNELL

The Council noted that the bye-election to fill the vacancy caused by the resignation of Councillor Paul Gwinnell would be held on Thursday, 6th February 1986.

CHAIRMAN: _____



DATE: 16th Feb 86

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 19th December 1985. Present: Councillors R.D. Foster (Chairman), P.A. Beckers, C.I. Black, R.H. Boyd, W.H. Budge, T.H. Burt, Mrs. L.M.A. Campbell-Daley, Mrs. P. Cooke, L.K. Cope, B.A. Crick, T.L. Dean, Mrs. J. Fawell, T. Fawell, C.J. Gardner, B.T. Grigg, Mrs. E.M. Hart, Mrs. P.E. Hawke, Mrs. L.A. Holdich, Mrs. Jo Jones, M.J. Jones, Miss B.G.J. Lovett, C.R. Morgan, Mrs. J.M. Murison, J.E. Nokes, R.A. Pearson, J.A. Sheaf, C. Stephenson, J.P. Taylor, Mrs. L. Walker, D.A. Weir and Mrs. M.A. Weir.

Apologies: Councillors M.N. Anderson, K.E. Banks, J.A. Gibson, A.J. Harvey, Mrs. E.M. Heath, D.R. Helson, B. Taylor and D.C. Wood.

775. MINUTES

Resolved that the Minutes of the Meeting of 21st November, 1985 be approved as a correct record and signed by the Chairman.

776. MONITORING OF PERFORMANCE - MEETINGS OF 2ND JULY AND 24TH OCTOBER, 1985

The Committee were satisfied that all necessary action had been taken. Minutes 397/85 and 622/85, Para. S28 were carried forward.

777. UNAUTHORISED TIPPING OF WASTE MATERIAL - LAND OFF NEW HALL ROAD, HOCKLEY - ADJOINING MILL HALL NURSERY/GARDEN CENTRE

The Director of Development stated that County had been asked to take action in respect of the deposit of a large quantity of materials and hardcore on land off New Hall Road. In the event of any development or contravention which fell to the District Council to pursue, it was requested that authority for appropriate action be given.

Resolved that the Secretary to the Council be authorised to pursue all necessary action including the issue and service of Notices and action in the Courts for any contravention of planning control that may be involved or develop from the unauthorised tipping operations that had already occurred on the land. (11081) (SEC)

778. PLANNING CONTRAVENTIONS AT NEW HOUSE FARM, POYNTERS LANE, GREAT WAKERING (Minute 400/85)

The Secretary to the Council reported that following the service of Enforcement Notices against the unauthorised operation of a skip hire business and the deposit of waste materials on the site, these breaches of planning control had ceased and the land was being cleared. Further investigation had identified that a wooden fence manufacturing business had been started within the agricultural holding, which involved the use of farm outbuildings and a caravan on which temporary planning permission ROC/653/83 had expired. The Committee noted that the land was within the Green Belt and formed part of the agricultural holding of New House Farm and that its use for commercial purposes was inappropriate and contrary to the Green Belt policy.

Resolved that the Secretary to the Council be authorised to take all necessary action, including the issue and service of Notices and action in the Courts to secure the remedying of the breaches of planning control now reported. (16656) (SEC)

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11/11/85
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Planning Services

779. SITE OF FORMER REGAL CINEMA, BELLINGHAM LANE, RAYLEIGH - ROC/31/85 -
ERECTION OF 38 SHELTERED FLATS FOR THE ELDERLY AND WARDEN ACCOMMODATION
(Minute 202/85)

The Secretary to the Council reported that following an Inquiry into the appeal by McCarthy & Stone Developments Limited against the Council's decision to refuse planning permission for the above development, the Department of the Environment had advised the Council that should the Inspector be minded to allow the appeal, he would wish to see an Agreement completed under Section 52 of the Town & Country Planning Act 1971 to ensure that the occupation of the proposed flats was restricted to elderly persons. The Committee noted that determination of the appeal had been deferred to enable the document to be finalised, and that failure to do so would result, in the event that the Inspector allowed the appeal, in the Council having lost the benefit of the restrictive covenants contained in the Agreement which was being offered.

Resolved that an Agreement be completed to the satisfaction of the Secretary to the Council to ensure that, in the event of the appeal being allowed, the occupation of the proposed flats was restricted to elderly persons. (10039) (SEC)

780. CHANGE OF USE FROM AGRICULTURAL LAND TO RESIDENTIAL GARDEN - VARIOUS SITES

The Committee had before them the appended report of the Director of Development regarding the Council's policy on the change of use from agricultural land to residential gardens, which highlighted certain cases where breaches of planning conditions had occurred and areas where unauthorised changes of use were taking place. In particular he identified the following four contraventions and mentioned that there were currently two other areas where unauthorised changes of use had been observed on the Ashingdon Estate and in Elm Road and Malyons Road, Hullbridge where garden extensions had been effected by incorporating sections of unmade road and grazing land respectively:-

(i) Pooles End, Long Lane, Hullbridge

Garden extension approved 1978. Planning permission refused for an additional garage to the dwelling 1983. Garage nevertheless erected. Land in Metropolitan Green Belt.

(ii) Geranium Cottage, Central Avenue, Hullbridge

Land at side of dwelling incorporated into curtilage. Storage of various materials and equipment. Fencing erected. Land in Metropolitan Green Belt.

(iii) Bedloes House, Bedloes Corner, Rawreth

Garden extension approved in 1983. Legal Agreement. Various structures erected. Materials stored, including commercial ice-cream containers. Land in Metropolitan Green Belt.

(iv) Deodar, Lower Road, Ashingdon

Area to the south of the dwelling (in Metropolitan Green Belt) included in curtilage and boundary fencing erected. New and additional driveway laid and second vehicular access to dwelling constructed.

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Planning Services

Resolved that the report be received and the recommendations contained therein be adopted. (158) (SEC & DD)

781. PROGRESS REPORT - APPEALS DECIDED AND APPEALS LODGED, TREE PRESERVATION ORDERS AND BUILDING PRESERVATION NOTICES

The Committee noted the information as set out in the Agenda.

782. SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Director of Development submitted a schedule for consideration and lists of planning applications and Building Regulation applications decided under delegation.

Resolved that decisions be made in accordance with the recommendations in the appended schedule, subject to:-

Para. 2 - ROC/718/85

Add conditions -

5. The Northern and Eastern boundaries of the car parking area and adjacent landscaped area shall be enclosed to the satisfaction of the Local Planning Authority prior to the industrial units being first used. Details of the means of enclosure shall be submitted to and agreed by the Local Planning Authority prior to the commencement of the development.
6. The hours of work shall be 8.00 a.m. to 6.00 p.m. each day Monday to Friday and 8.00 a.m. to 2.00 p.m. on Saturday. There shall be no work on Sundays or Bank Holidays.

Para. 5 - ROC/688/85

Amend heading to read -

"Great Wakering".

Para. 7 - ROC/742/85

Amend heading to read -

"Sutton".

Para. 9 - ROC/731/84/1

Add condition -

2. The roofs of the dwelling shall be constructed at a pitched angle of 35°.

Para. 13 - ROC/819/85

Authority to determine the application delegated to the Director of Development following the expiry date for neighbouring residents' consultations.

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Planning Services

Para. 16 - ROC/764/85

Amend condition 9 to read -

- "9. The storage area of the site shall be hard-surfaced to the satisfaction of the Local Planning Authority before the development is commenced."

Para. 17 - ROC/798/85

Note: Councillor B.A. Crick declared an interest by way of membership of the Club but remained in the Meeting and took no part in the discussion or voting thereon.

Authority to determine the application delegated to the Director of Development subject to conditions set out in schedule amended as follows -

Amend condition 5 to read -

- "5. Details of any mechanical ventilation systems and refrigeration plant shall first be submitted to and approved by the Local Planning Authority prior to installation."

Add condition -

7. The premises shall close not later than 12.00 midnight on any day.

Para. 19 - ROC/610/85

Application deferred for a site visit by Members and further negotiations with applicants for a development of one dwelling.

Para. 20 - ROC/821/85

Authority to determine the application delegated to the Director of Development following the expiry date for consultations.

Add condition -

4. The plot shall not be sub-divided.

Para. 21 - ROC/811/85

Amend condition 2, first line, to read -

- "2. The property shall only be used as a home for elderly"

The highway safety implications to be referred to the Development Services Committee. (DD)

Para. 27 - ROC/767/85

Add condition -

6. The use hereby permitted shall not involve the storage, processing, or manufacturing of any hazardous materials or any use within Classes V to IX of the Town & Country Planning Use Classes Order 1972 or in any provision equivalent to those classes in any Statutory Instrument revoking and re-enacting that Order.

Planning Services

783. CAPITAL PROGRAMME 1985/86 - PUBLIC CONVENIENCES

The Committee noted the report of the Director of Health and Housing on the above subject and asked that it be referred to the next meeting of the Health and Housing Services Committee.

Resolved that the report of the Director of Health and Housing be referred to the next Meeting of the Health and Housing Services Committee for consideration. (773) (SEC)

784. CONSTRUCTION OF JETTY AT FORESHORE, RIVER CROUCH, HULLBRIDGE (Minute 718/85)

The Director of Development reported that the above works had involved the deposit and transport of building materials via The Walk across public open space land, necessitating the removal of certain vegetation and was clearly an engineering operation requiring planning permission.

There were strong policy objections to this development which was within the Coastal Protection Belt where there were the most stringent restrictions on development. The site was outside the two areas defined in Policy LT15 of the Draft Rochford District Local Plan as being acceptable for the construction of jetties in connection with residential properties abutting the river.

Resolved that the Secretary to the Council be authorised to take all necessary action including the issue and service of Notices to secure the removal of the unauthorised works. (288) (SEC)

785. HORSESHOE FARM, LOWER ROAD, HULLBRIDGE


The Chairman reported that attention had been drawn to a possible breach of the planning conditions restricting the occupancy of the dwelling to persons employed in agriculture. Investigations were continuing and in the event of this being confirmed he sought the necessary authority to institute enforcement proceedings to remedy the breach of planning control.

Resolved that the Secretary to the Council be authorised to take all necessary action, including the issue and service of Notices and action in the Courts to secure the remedying of the breach of planning control now reported. (7138) (SEC)

786. BARRATT HOMES DEVELOPMENT - ALBERT ROAD/ALEXANDRA ROAD, RAYLEIGH

The Chairman reported that it had been brought to his attention that various fences had been erected on this development bordering the Public Open Space which was contrary to the conditions contained in the planning consent and he sought the Committee's authorisation to take enforcement action if the breaches of planning control were not remedied.

Resolved that the Secretary to the Council be authorised to take all necessary action, including the issue and service of Notices and action in the Courts to secure the remedying of the breach of planning control now reported. (7059) (SEC)


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ROCHFORD DISTRICT COUNCIL

PLANNING SERVICES COMMITTEE - 19TH DECEMBER 1985

REPORT OF THE DIRECTOR OF DEVELOPMENT

UNAUTHORISED CHANGE OF USE OF AGRICULTURAL LAND TO RESIDENTIAL GARDEN

The Council's Development Control Policy on Green Belt makes provision in certain circumstances for changes of use from agricultural land to residential garden to be permitted. Conditions are invariably imposed removing most, if not all, of the permitted development rights under the General Development Order and Legal Agreements are usually, but not always, required.

Within the past year or so, such applications have been approved subject to conditions which restrict the erection of fences, buildings or structures so that the appearance of the land will remain virtually unchanged by the change of use. It is now becoming apparent that a significant number of those applicants who acquired extra land and obtained planning permission to use it as garden have breached the conditions imposed without obtaining written consent.

Cases are also occurring of areas of agricultural land being disposed of by landowners to the occupiers of adjoining residential properties who enclose such land by fencing, and use it as an extension to the amenities of their dwellinghouse, by forming an opening in the original garden boundary fence or wall. In most cases the use to which the land is put, and the type of fencing used to enclose the land, constitute a change in the appearance of the land and a change of use to residential gardens. Planning permission is therefore required. Where the extra enclosed land is less than one acre, such land cannot be used as an independent agricultural unit and permitted development rights do not therefore apply.

The effect of existing planning conditions which are being breached, together with the significant areas of agricultural land which are regularly being incorporated into residential gardens is such as to constitute an incremental, and not insignificant, erosion of the Metropolitan Green Belt.

The cases listed below are but a few examples and are brought to Members' attention to illustrate the problems. Negotiations to date have not resulted in breaches of planning conditions being remedied or cessation of an unauthorised change of use.

(i) Pooles End, Long Lane, Hullbridge

Garden extension approved 1978. Planning permission refused for an additional garage to the dwelling 1983. Garage nevertheless erected. Land in Metropolitan Green Belt.

(ii) Geranium Cottage, Central Avenue, Hullbridge

Land at side of dwelling incorporated into curtilage. Storage of various materials and equipment. Fencing erected. Land in Metropolitan Green Belt.

JP

(iii) Bedloes House, Bedloes Corner, Rawreth

Garden extension approved in 1983. Legal Agreement. Various structures erected. Materials stored, including commercial ice-cream containers. Land in Metropolitan Green Belt.

(iv) Deodar, Lower Road, Ashingdon

Area to the south of the dwelling (in Metropolitan Green Belt) included in curtilage and boundary fencing erected. New and additional driveway laid and second vehicular access to dwelling constructed.

In addition, there are currently two particular areas within the District where unauthorised changes of use have been observed, namely on the Ashingdon Estate, Ashingdon, where sections of unmade road have been incorporated, and in Elm Road, Hullbridge, and at "Mulsanne", Malyons Road, Hullbridge, where garden extensions have been effected using areas of grazing land forming part of Malyons Farm. Investigations are currently proceeding, but the matter is brought to Members' attention to indicate the scale of the activity and the consequent problems of enforcement action. Photographs of the two areas referred to above will be on display in the Members' Room.

RECOMMENDED (1) That in the cases referred to in sub-paragraphs (i) to (iv) above, the Secretary to the Council be authorised to take all necessary action, including the issue and service of Notices and action in the Courts, to secure the remedying of the breaches of planning control now reported.

(2) That investigations be pursued in respect of the changes of use within the Ashingdon Estate, Ashingdon, and on grazing land at Malyons Farm, Hullbridge, and a further report be made to Committee in due course.

H

PLANNING SERVICES COMMITTEE 19th DECEMBER, 1985.

SCHEDULE INDEX.

<u>ITEM NO.</u>	<u>PROPOSAL</u>	<u>CASE OFFICER</u>
1. ROC/775/85	Add single storey rear extension. Ashingdon Memorial Hall, Ashingdon Road, Ashingdon.	PCC
2. ROC/718/85	Demolish existing buildings and erect 12 light industrial units Class III. Rear of Fire Station, South Street, Rochford.	JAA
3. ROC/440/85	Erect two detached houses and four detached bungalows with garages. 51 & Rear of 55, Little Wheatley Chase, Rayleigh.	TMM
4. ROC/769/85	Erection of 4 Floodlight towers to tennis/ netball court. Hullbridge Sports & Social Club, Lower Road, Hullbridge.	PCC
5. ROC/688/85	Outline application to erect detached house with integral garage. Adj. 44, Little Wakering Road, Gt. Wakering.	SJK
6. ROC/735/85	Additional entrance lobby and toilets, change of squash court to functions room; erect 3 tennis courts; revised car park layout. Plot 14, Aviation Way, Rochford.	SJK
7. ROC/742/85	Use of land for the storage of touring caravans. Sutton Ford, Sutton Road, Rochford.	TMM
8. ROC/731/85	Change of use to tea and coffee lounge. 12, South Street, Rochford.	JRF
9. ROC/731/84/1	Demolish existing farm cottage and erect one detached dwelling for farm use. Upper Raypits Farm, Lark Hill Road, Canewdon.	TMM
10. ROC/754/85	Outline application to erect 3 detached houses with integral garages. 54, Folly Lane, Hockley.	TMM
11. ROC/743/85	Continue to use caravan for agricultural worker. Lower Road, Hockley.	JRF
12. ROC/813/85	Outline application to demolish existing bungalow and erect one detached chalet and garage. 32, Downhall Road, Rayleigh.	PCC

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| 13. ROC/819/85 | Change of use from shop to office.
76, Ferry Road, Hullbridge. | PCC |
| 14. ROC/801/85 | Convert existing oil tank bund into paint
store and compressor house.
Plot 15, Aviation Way, Rochford. | JW |
| 15. ROC/723/85 | Change of use from light industrial to a
snooker centre.
33, Brook Road, Rayleigh. | TMM |
| 16. ROC/764/85 | Change use of land for storage of logs and
ancillary parking of trailers in association
with joinery works.
Units 7 to 11, Eldon Way, Hockley. | JW |
| 17. ROC/798/85 | Extensions and alterations to include new
toilets, service bars, stairs, beer store.
Gossips, Back Lane, Rochford. | PCC |
| 18. ROC/758/85 | Erect office/reception building.
Rawreth Garage, Chelmsford Road, Rawreth. | JRF |
| 19. ROC/610/85 | Erect one detached two-bedroom bungalow
with garage and erect one four-bedroom
detached house with garage.
9, Hillview Road, Rayleigh. | NACB |
| 20. ROC/821/85 | Outline application to erect one dwelling.
Wynnton (Plot 6), Kingsmans Farm Road,
Hullbridge. | PCC |
| 21. ROC/811/85 | Change of use of school to elderly persons
rest home with extension to rear.
Paglesham School, Paglesham Road, Paglesham. | PCC |
| 22. ROC/786/85 | Additional use of shop premises for sale
of hot take away food.
The Corner Shop, 56, Greensward Lane, Hockley. | PCC |
| 23. ROC/771/85 | Change of use to snooker club.
89, High Street, Rayleigh. | JRF |
| 24. ROC/773/85 | Change of use from Class III light
Industrial to Class IV welding and fabrication
and ancillaries.
Unit 17, Star Lane Industrial Estate, Gt. Wakering. | JW |
| 25. ROC/762/85 | Add single storey and two storey extensions.
Elim Pentecostal Church, Ashingdon Road/
Clifton Road, Ashingdon. | PCC |
| 26. ROC/702/85 | Erect 4-bed detached house with integral
garage.
Rear of 186, Downhall Road, Rayleigh. | JRF |

27. ROC/767/85

Change of use from 100% light/heavy industrial to 60% light/heavy industrial and 40% warehousing.
Former Hermans Site, 23, Brook Road, Rayleigh.

NACB

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PLANNING SERVICES COMMITTEE

19TH DECEMBER, 1985.

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

1. ROC/775/85 ASHINGDON

ASHINGDON MEMORIAL HALL, ASHINGDON ROAD, ASHINGDON

Add single storey rear extension.

The Trustees, Ashingdon & East Hawkwell Memorial Hall,
c/o G.B. Spencer Ltd., 2, Market Square Chambers,
Rochford, Essex.

Floor area: 11.2m² (120 sq ft).

RECOMMENDATION: APROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 9 - Materials to match existing.

REPORT:

A small extension squaring off the rear of the building together with re-positioning of external doors. The extension is to be in association with various internal alterations not requiring planning permission to provide a new layout of kitchen, toilets committee room and bar.

2. ROC/718/85 ROCHFORD

REAR OF FIRE STATION, SOUTH STREET, ROCHFORD

Demolish existing buildings and erect 12 light industrial units class III.

MBC Estates limited, c/o Kenneth C. Cheeseman, ARIBA.,
South House, 46/48 South Street, Rochford, Essex. SS4 1BQ.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. The areas shown for access forecourts and car parking shall be surfaced to the satisfaction of the local planning authority before any unit now approved is first occupied.
3. The buildings now approved shall be used for light industrial purposes only as defined in the Town and Country Planning Use Classes order 1972 and for no other purpose without the prior approval in writing from the local planning authority.
4. The development hereby approved shall be carried out in accordance with the details shown on application drawing No. 1752: 100A.

3. ROC/440/85 RAYLEIGH

51 and rear of 55, LITTLE WHEATLEY CHASE, RAYLEIGH

Erect two detached houses and detached bungalows with garages.

C.S. Housden & Co.,
125, Church Street, Billericay, Essex.

Site Area: 1.6 acres Density: 4.1 d.p.a.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. The development shall be carried out in accordance with the amended site layout plan drawing no. 101/2 revision B.
3. Notwithstanding the work on the submitted plan the existing trees and groups of trees on the periphery of the site and identified in a green outline on the plan returned herewith shall be retained and shall not be removed, lopped, or reduced in height without the prior approval in writing of the local planning authority. In the event of such action without consent the local planning authority reserve the right to require suitable replacement planting of similar height and species. Those trees further identified by a green area are the subject of Tree Preservation order No. 14/85. Such trees shall be retained by the applicants or any successors in title.

4. A tree the species, height, and location of which shall previously have been agreed in writing by the local planning authority shall be planted during the first planting season following the commencement of the development to replace Tree No. T.6. (Willow) the subject of tree Preservation Order No 14/85 which will need to be removed to allow for the proposed dwelling on plot 2.

5. A belt of evergreen tree planting shall be provided along the rear boundaries of plots 2 and 3. The species and height of such planting shall be previously agreed in writing by the local planning authority and the agreed planting shall be carried out not later than the first available planting season following the commencement of the development. Any tree dying or being removed within five years of planting shall be replaced by the applicants or their successors in title to the satisfaction of the local planning authority.

6. Std. Cond. 5 - A scheme of tree and/or shrub planting to be approved.

7. Std. Cond. 7 - All trees, shrubs and hedges to be protected by fencing.

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

9. The precise location type and extent of the proposed 1.8 m high timber panel fencing along the northern boundary of the site shall be agreed in writing by the local planning authority. Such fencing shall be erected prior to the occupation of the proposed dwellings.

10. Std. Cond. 12a - Garage to be incidental to enjoyment of dwelling.

11. Std. Cond. 15 - Details of walls, fences or other means of enclosure.

12. Std. Cond. 29 - Dwelling not to be enlarged or altered without prior approval.

13. Std. Cond. 20 - No obstruction to visibility within areas of sight splays.

14. The proposed private drive access shall be a minimum of 4.800 m in width for the first 106.000 m from the highway boundary.

15. The proposed private drive including the defined turning area shall be hardsurfaced to the satisfaction of the local planning authority prior to the occupation of the proposed dwellings.

16. The proposed bungalow on plot 6. shall be handed so that its garage and driveway is located at the northern end of its frontage.

REPORT:

This application was considered by the Committee on 26th September, 1985 and deferred. The recommendation presented to the Committee was that a conditional permission be granted and the recommendation is reported above.

At the meeting on the 26th September some members expressed concern at the intended removal of a Willow tree within the site the subject of a tree preservation order, the inclusion of two two-storey dwellings on plots 2 and 3, their proximity to existing properties and overlooking. Concern was also expressed on the intended access arrangements.

Discussions have taken place with the applicants who explain that they have given careful consideration to all the points raised but they cannot accept a reduction in the number of dwellings or substituting bungalows for the proposed houses as this would affect the viability of the scheme.

However the applicants have made some amendments in an attempt to overcome the Committees criticisms.

The amendments in the main involve the two-storey dwellings and include:-

(1) A revised first floor layout to locate the master and second bedrooms at the front of the properties.

(2) The siting of the minor bedrooms and bathroom at the rear with smaller windows in the rear elevation to reduce the prospect of overlooking of the adjoining dwellings.

(3) Re-siting of the two-storey dwellings 1 metre further forward to increase the distance between the properties and the existing curtilages at the rear.

Other Modifications:

(a) The applicants have offered to increase the width of the initial section of the private drive access road to 4.8 m instead of the normal standard requirement of 4.1m to assist the safe passage of vehicles within the site.

(b) The applicants are agreeable to "hand" the bungalow on the frontage to Little Wheatleys Chase so that its garage and driveway is more remote from the access road to ensure that any vehicle parked on the garage driveway does not obstruct vehicles at the junction fo the private drive access road.

On the question of the removal of the preserved Willow tree the applicants contend that whilst they acknowledge the Councils wish to safeguard the environment it is a fact that a Willow tree is a particularly hazardous tree in clay soil conditions. They are quite prepared to provide a replacement tree elsewhere within

the site.

Members will no doubt recall that strong representations against the proposal were received from local residents and organisations to the original scheme, and these were sent out in the schedule presented at the Meeting on the 26th September 1985.

The residents, local organisations, and Ward Members have been notified of the latest amendments and invited to comment. To date no further representations have been received but any received before the Committee Meeting will be reported verbally.

4. ROC/769/85 HULLBRIDGE

HULLBRIDGE SPORTS AND SOCIAL CLUB, LOWER ROAD, HULLBRIDGE

Erection of 4 floodlight towers to tennis/netball court.

Hullbridge Sports & Social Club, c/o P.J. Wood,
44, Manor Road, Hockley, Essex.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. The proposed floodlights shall be shielded to the satisfaction of the local planning authority to avoid direct light to residential properties adjacent to the playing field.

REPORT:

The nearest tower to residential properties in lower Road would be some 135 metres (443 ft) away. The proposed towers are 8.53m (28 ft) high. No objections have been received from any residents whose properties back onto the playing fields.

5. ROC/688/85 ROACH GROUP

ADJ. 44, LITTLE WAKERING ROAD, LITTLE WAKERING

Outline application to erect detached house with integral garage.

P. Bentall Esq., c/o R. Michael Welton & Partners,
Baryta House, 29, Victoria Avenue, Southend on Sea, Essex.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 1a - Reserved matters to be approved.

2. Std. Cond. 6 - A scheme of landscaping to be approved.
3. Std. Cond. 27a - Provision within curtilage of site for garage or garage space.
4. The areas hatched blue on the plan returned herewith shall be unfenced and kept clear and free of obstruction at all times.
5. The access shall be constructed a minimum of 2.5m wide and be provided with a 4m crossing.
6. Any garage erected shall be sited a minimum of 6m from the highway boundary.
7. A hardstanding to be provided.

REPORT:

This infill plot is the site of a former field access required by an appeal decision in 1956, but access to the field is the adjoining farmland to the north. The sight splays at the frontage of the plot produces a width of 23.8m, but the plot width on the building line is only 8.6m. Although this falls below the 9.15m standard, the site is deep and a rear garden of 180m² can be achieved. Single storey garages are located on the building line on either side of the plot and hence development of the plot will not produce a cramped appearance.

Both neighbours object to the development on the grounds that private rights of access across the plot to their rear gardens would be affected. Although these rights do not appear to have been exercised, access to the neighbours garages is over the area of site splay in the applicants ownership. The applicants state that the land comprising the sight splays will be conveyed to the neighbours, but nevertheless a condition is included to ensure that the driveways are kept unobstructed at all times irrespective of their ownership.

6. ROC/735/85 ROCHFORD

PLOT 14, AVIATION WAY, ROCHFORD

Additional entrance lobby and toilets, change of squash court to functions room; erect three tennis courts; new car park layout

Flights Sports & Leisure Complex, c/o Ralph S. frazer, ARIBA,
57, Southchurch Boulevard, Southend on Sea, Essex. SS2 4UL

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 6 - A scheme of tree and/or shrub planting to be approved.
3. The existing five-a-side football pitch shall be removed and car parking areas to be provided shall be hardsurfaced and the spaces to be provided shall be marked on the finished surface to the satisfaction of the local planning authority prior to the use of the functions room and tennis courts hereby permitted.

REPORT

The leisure centre was permitted in May 1983, ROC/210/83 comprising seven squash courts, a snooker room, gymnasiums, a solarium, one bar and one functions room with bar. Since the centre was opened three tennis courts and a five-a-side football pitch have been constructed without planning permission. This application seeks to provide an additional entrance lobby, including toilet facilities, to change the use of one squash court to a second functions room with bar, and to receive permission for the tennis courts.

Currently only 66 of 137 spaces approved under ROC/210/83 have been laid out. The revised car parking scheme provides for 150 spaces to be achieved by deletion of the football pitch. The additional car parking requirement arising from the application is for a total of 15 spaces, so the proposal has a nominal shortfall of 2 spaces.

The completed development will fill virtually all of the site area, but nevertheless there is still an opportunity to secure tree and shrub planting along the frontage of the site.

7. ROC/742/85 ROCHFORD

SUTTON FORD, SUTTON ROAD, ROCHFORD

Use of land for the storage of touring caravans.

A.J. Curtis,
Sutton Ford, Sutton Road, Rochford, Essex. SS4 1XS

Site area: 1.03 acres.

RECOMMENDATION: REFUSAL, FOR THE FOLLOWING REASONS:

1. Std. Rsn. 36 - MGB. The proposal is contrary to this policy and would impair the appearance of the local countryside.

2. The proposal would intensify the use of an existing junction which is completely sub-standard in terms of vision in the south-easterly direction as this proposal does not appear to show sufficient land within the applicants control to provide a traffic vision distance equal to the reasonable stopping distance of oncoming vehicles at the ambient traffic speed. The lack of such vision would result in an unacceptable degree of hazard to all road users.

REPORT

The proposal seeks to use over an acre of land within the grounds of "Sutton Ford" for the storage of touring caravans. It is estimated that in excess of 100 caravans could be accommodated on the land.

No objections have been received from residents or the Rochford Parish Council. The occupier of Butlers Farm, has no objection provided the caravans would be out of sight restricted in number, and not ultimately used for residential purposes.

The Director of Health & Housing raises no objection on the basis that no caravans would be used for human habitation.

Reason 2. of the recommendation is at the Direction of the County Surveyor.

8.

ROC/731/85 ROCHFORD

12, SOUTH STREET, ROCHFORD

Change of use to tea and coffee lounge.

D.A. Alexander,
"Beehive", 12, South Street, Rochford, Essex. SS4 1BQ

RECOMMENDATION: APPROVAL, SUBJECT TO:

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

2. Before the use is first commence, an area in the rear courtyard shall be laid out and hard surfaced to provide parking for two staff vehicles, in accordance with details which shall have been submitted to and approved by the local planning authority.

3. The premises shall not to be used for any form of hot takeaway food, either in preparation or sale, and any hot food prepared or offered for sale shall be consumed on the premises within the area allocated for such use, as outlined in red on the

submitted plans returned herewith.

REPORT

The applicant, the owner of this newsagents/confectioners shop has diversified his sales by introducing the sale of plants etc, which are displayed at present in the rear courtyard. Following the granting of an easement by the Council a vehicular access gate has been provided in the rear boundary wall giving direct access onto the public car park to facilitate loading and unloading of trade vehicles, and the parking of staff cars.

The applicant has built a rear extension to the shop, the planning consent for which was granted in 1984, for additional living accommodation to supplement that at first floor level, but now wishes to further diversify by using this extension as a tea and coffee lounge. Full restaurant facilities are not at present envisaged.

The shop is situated within the Rochford Town Centre where such a use is not inappropriate. The building is situated with the Rochford Conservation Area, but no changes in the appearance of the building are necessary. A public car park is very close to the shop, and there would appear to be no real objections to some customers entering the premises from the rear entrance as well as the front entrance.

The floor area proposed to be used as a coffee/tea lounge is clearly defined, and it would seem to be immaterial whether this floorspace is used for cream teas or light snacks since accommodation is limited.

The Director of Health and Housing has no objections. The Rochford Parish Council do not object. Of the six adjoining occupiers consulted, only one reply has been received. This occupier of No 20. South Street has no objection so long as an increase in traffic at the rear of their premises does not occur. All the land at the rear of these shops in South Street abuts the public car park however, and car parking spaces are limited and laid out, so any increase in traffic, if any, would be of a pedestrian nature only.

If Members are minded to approve the application, it is suggested that a condition be imposed restricting any take-away service (except as may be sold in any shop, such as cold drinks, sandwiches etc). It is also recommended that space be laid out in the rear courtyard for staff car parking.

The Rochford Amenities Society have no adverse comments to make. The proposal has not been publicly advertised under Section 28 of the Town and Country Planning Act as it is felt that the proposal would not affect the character or appearance of the Rochford Conservation Area.

9. ROC/731/84/1 CANEWDON

UPPER RAYPITS FARM, LARK HILL ROAD, CANEWDON

Demolish existing farm cottages and erect one detached dwelling for farm use. (DETAILS)

A. & S. Woodford & Sons, c/o Architectural Design Associates, Westgate House, 25-29, West Street, Rochford, Essex. SS4 1BE

RECOMMENDATION: APPROVAL, SUBJECT TO:

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

REPORT

The Director of Development will make a verbal report at the Meeting.

10. ROC/754/85 HOCKLEY

54, FOLLY LANE, HOCKLEY

Outline application to erect three detached houses with integral garages.

I.R. Godfrey,
41, Branksome Avenue, Hockley, Essex. SS5 5PF

Frontage: 27.43m (90') Depth: 54.25m (178') Density: 9 d.p.a.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 1 - Reserved matters to be approved.
2. Std. Cond. 2 - Commence in five years or two years.
3. Std. Cond. 5 - A scheme of tree and/or shrub planting to be approved.
4. Std. Cond. 8 - Submit materials schedule.
5. Std. Cond. 10 - Details of screening.
6. Std. Cond. 15 - Details of walls, fences or other means of enclosure.

7. Std. Cond. 27b - provision within curtilage of site for garage or garage space.

REPORT

Letters of objection have been received from the occupiers of 60, 67, & 73 Folly Lane on grounds that three houses would appear cramped and out of place.

The adjoining resident at No. 60 is also concerned at the impact the houses would have on his property particularly daylight to high level windows in his main living room. Reference is also made to trees which were removed from the frontage of the site approximately 18 months ago. These trees were registered by the County Council and permission was granted to remove them because of their condition. No replacement trees have been provided but a condition is included in the recommendation calling for a scheme of tree planting.

The other adjoining occupier at No. 52 has no objection provided boundary fencing is provided and there is no encroachment onto his property.

Having regard to the character of the existing development at this point in Folly Lane which is dominated by semi-detached houses it is considered that opposition to a development of three detached houses on 90' frontage could not be sustained.

11. ROC/743/85 HOCKLEY
SOUTHSIDE, FIELD 4117, LOWER ROAD, HOCKLEY

Continue to use caravan for agricultural worker.

Mr. G. Fuller, c/o Mr. F.G. Norman,
92, The Avenue, Hadleigh, Benfleet, Essex. SS7 2HG

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. The caravan shall cease to be used for residential purposes and removed from the farm holding on 31st December 1987, unless otherwise agreed in writing by the local planning authority.

2. The caravan shall only be occupied by the applicant Mr. G. Fuller and his dependant.

3. The caravan shall not exceed the size stated in the submitted application viz. 7.3m (24') x 2.4m (8') unless previously agreed in writing by the local planning authority.

Handwritten signature

4. The caravan shall be sited in the position indicated on the submitted application plan.

REPORT

A poultry unit on the site was allowed on appeal in 1983, following which the Planning Services Committee approved, in June 1983, details of the buildings. In October 1983, following favourable comments from the Ministry of Agriculture, Fisheries and Food, the Committee approved the siting of a caravan on the site for an agricultural worker.

This temporary permission expired on 31st October this year, and this application is for a further period of consent.

Construction of the five buildings is well advanced, and there is no objection to the caravan being retained on the site for a further two-year period, subject to similar conditions as imposed on the original consent.

The Director of Health and Housing has no adverse comments.

12. ROC/813/85 RAYLEIGH

32, DOWNHALL ROAD, RAYLEIGH

Outline application to demolish existing bungalow and erect one detached chalet and garage.

R.A. Byford & Sons Ltd., c/o John H. Williams,
Estate House, 377, Rayleigh Road, Eastwood, Leigh on Sea, Essex.


Frontage: 10.36m (34ft) Depth: 58.5m (192ft) Density: 17/ha

RECOMMENDATION: REFUSAL, FOR THE FOLLOWING REASONS:

The local planning authority consider that redevelopment of this site with a chalet property would result in an overbearing and incongruous presence in the street to the detriment of visual amenity and the amenities of adjoining residents.

REPORT

The bungalow proposed to be demolished is one half of a semi-detached pair. There is no objection in principle to such a way of redeveloping a site, and there are several examples in the district where a new dwelling has been successfully accommodated on the plot of a former semi-detached dwelling with the former party wall made good as an external wall.



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However in this particular instance the existing dwelling is one of a group of similar bungalows of modest and distinctive design and it is considered that a chalet could not successfully be accommodated amongst them without looking incougrous.

This is an outline application so no details of designs have been submitted although approval is sought for the siting of the dwelling on similar building line to neighbouring properties.

The occupiers of the other half of the pair No. 30 object to the proposal. Their concern for the future of the existing party wall is a matter which would be dealt with under the building Act 1984. They do however have additional objections over the impact upon the appearance of their property and this part of the street scene.

No comments have been received from the occupiers of the other adjoining property at the time of writing. That property has two windows in its flank approximately 4m (13 ft) from the boundary of the site.

13. ROC/819/85 HULLBRIDGE
 76, FERRY ROAD, HULLBRIDGE

Change of use from shop to office.

Mrs. P.A. Wapples, c/o Point Services,
128, New Road, Hadleigh, Benfleet, Essex. SS7 2RG

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 5 - A scheme of tree and/or shrub planting to be approved.
3. Notwithstanding the submitted plans a dropped kerb a minimum of 4.8 metres wide shall be constructed to the satisfaction of the local planning authority to serve the proposed parking area, prior to commencement of use of the premises for the purposes hereby approved.
4. The proposed car-parking area shall be handsurfaced to the satisfaction of the local planning authority prior to commencement of use of the premises for the purposes hereby approved.
5. Notwithstanding the town and County Planning (Use Classes) Order 1972, the premises shall only be used for the purposes of secretarial services, solicitors and/or insurance brokers, unless otherwise agreed in writing by the local planning authority.

REPORT

Planning permission was refused in March of this year ROC/092/85 for extensions to this shop premises. It was considered that the extensions would lead to the overdevelopment of 'commercial activity' in a residential area with consequent detriment. That application produced a great deal of objection from local residents who were primarily concerned with possible disturbance.

This application seeks permission for the use of the existing floorspace only for office purposes.

A parking area to the rear of the premises with access from Oakleigh Avenue is proposed.

There are reservations about whether an office such as a bank or building society would be appropriate use given the large numbers of people this might attract. The applicants however have indicated that uses for solicitors, insurance brokers and secretarial services are the types of office uses intended and this does not seem unreasonable.

The period for neighbour consultation does not expire until several days after the meeting. No objections have been received at the time of writing and the Director of Development recommends in the likelihood that no serious objections will be received, that the decision of approval be delegated to him to await the expiry of that consultation period.

14. ROC/801/85 ROCHFORD

PLOT 14, AVIATION WAY, ROCHFORD

Convert existing oil tank bund into paint store and compressor house.

Ipeco Europe Ltd.,
Aviation way, Rochford, Essex. SS2 6UM

Floor Area: 22m2

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 8 - Submit materials schedule.

REPORT

The Director of Health and Housing has been consulted and has made no adverse comments.

15.

ROC/723/85 RAYLEIGH

33, BROOK ROAD, RAYLEIGH

Change of use from light industrial to a snooker centre.

Marathon Leisure Ltd., 11, Harvest Close,
South Woodham Ferrers, Essex, CM3 5XR.

Floor Area: 639m² (5880sq.ft.).

RECOMMENDATION: REFUSAL, FOR THE FOLLOWING REASONS:

1. The proposed use is contrary to the provisions of the Approved Review County Development Plan, wherein the site is within an area allocated for industrial purposes.

2. The use, if permitted, would create an undesirable precedent for non-industrial uses within allocated industrial areas which would undermine the Council's policies concerning industrial development and employment and economic growth in the Rochford District.

REPORT:

The proposal seeks to use a vacant industrial building in Brook Road comprising some 5,880 square feet, as a Snooker Centre providing 11 snooker tables, a pool table, a private room, bar and eating facilities. Car parking for 31 vehicles is included. The use would operate seven days a week from 10.00 a.m. to midnight.

The premises have remained un-let for at least a year despite incentives and flexible terms.

The applicants feel the building is ideally suited and located for their use and explain that the facility would be welcomed by many of the employees on the industrial estate as there is a general lack of recreational facilities nearby. The applicants further explain that similar developments have been allowed within industrial estates at Chelmsford, Colchester, Witham, Luton and St. Albans.

The applicants have produced very detailed information in support of their proposal, including a Business Plan giving details of the proposal, profiles of the Company Directors and a Market Overview and Strategy. A copy of this document is now available in the Members' Room for perusal.

JP

In terms of policy the proposal is inappropriate, the property being situated within an industrial allocation and the recommendation set out above is that permission be refused on the policy of conflict with the Development Plan and the Draft District Local Plan which retains the industrial allocation.

Acceptance of the use would also set a precedent for non-industrial uses within industrial estates which might ultimately result in pressure for industrial developments outside allocated areas.

However, bearing in mind the building has been vacant for a year, Members may feel that there is a case for considering a grant of permission. Current Government Advice, notably Circular 14/85, and the White Paper Lifting the Burden explains that there should be a presumption in favour of allowing applications for development having regard to all material consideration unless that development would cause demonstrable harm to interests of acknowledged importance.

If despite the provisions of the Development Plan the Committee feel that the proposal merits an approval it is suggested that the following conditions would be appropriate :-

1. Std. Cond. 3 - Commence in five years.
2. This permission shall enure for the sole benefit of the applicants for the use of the premises as a licensed snooker centre. The premises shall not be used for any other purposes or by any other persons without the prior approval of the local planning authority.
3. The proposed car parking facilities shall be made available to the satisfaction of the local planning authority prior to the permitted use commencing.
4. A scheme of landscaping and tree planting along the northern edge of the site shall be submitted to and approved by the local planning authority prior to the commencement of the development. Such scheme shall be implemented during the first available planting season following the commencement of the use and any trees dying, becoming diseased, damaged, or removed within five years of planting shall be replaced by the applicants or their successors in title.

16.

ROC/764/85 HOCKLEY

UNITS 7 to 11, ELDON WAY, HOCKLEY

Change use of land for storage of logs and ancillary parking of trailers in association with joinery works.



Manderine Furniture Ltd.,
45, Hart Street, Brentwood, Essex, CM14 4HD.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. This permission shall enure for the sole benefit of the applicants and to no other persons or business undertaking without the prior approval of the local planning authority.
3. There shall be no sawing of logs within the site.
4. The hours of work shall be between 8.00 a.m. and 6.00 p.m. each day Monday to Friday, 8.00 a.m. to 2.00 p.m. Saturdays. There shall be no working on Sundays or Bank Holidays.
5. Std. Cond. 5 - A scheme of tree and/or shrub planting to be approved.
6. Std. Cond. 6 - A scheme of landscaping to be approved.
7. A scheme of screening walls and/or other means of screening, together with their positioning, shall be submitted for approval by the local planning authority before the development is commenced and shall be erected prior to the commencement of the use.
8. The existing trees and shrubs on the perimeter of the site as indicated by the lines coloured green on the submitted drawing dated 1st November, 1985 shall be retained and shall not be removed or reduced in height or spread without the prior consent in writing of the local planning authority. Any such trees being removed without such consent or dying, becoming severely damaged or diseased shall be replaced with trees of such size and species as may be agreed with the local planning authority.
9. The storage area of the site shall be hardsurfaced to the satisfaction of the local planning authority.
10. The log storage stacks and fixed structures in the nature of plant and machinery shall not exceed or project above the northern or western perimeter screen fences/walls subject of Condition 7 above.
11. The storage area shall not be illuminated in any way without the prior approval in writing of the local planning authority.

REPORT:

The applicants are seeking to use this vacant site within the north western corner of the Hockley Industrial Estate for the storage of logs prior to movement and cutting on an industrial band saw located within the adjacent joinery works building. The

applicants are at present in dispute with the Council in respect of whether specific planning permission is required for the installation and use of the band saw and Members may wish to defer or delegate this current application for ancillary log storage to the Director until the matter is resolved. Although the applicant describes the proposal as the storage of logs it is, in fact, proposed to store large sections of tree trunks.

Local residents have been consulted and letters of objection received from the following :-

- (a) G.L. Massey, 16, Woodstock Crescent.
- (b) Mr. & Mrs. G.W. McCabe, 22, " "
- (c) Mr. A. Hughes and Mrs. D.O. Hughes,
1, Althorpe Close, Betts Farm.

The grounds of objection are summarised below :-

- (i) Potential noise nuisance and at unsocial hours.
- (ii) Potential increase in mice population - health risk.
- (iii) Will detract from visual amenity.
- (iv) Potential devaluation of property.

One letter has been received supporting the application, from Mr. J. Dickson of 14, Woodstock Crescent.

The Director of Health and Housing reports that having regard to the location of this proposed development there could be potential for nuisance from noise greater than exists at present. However, no objections are raised against this proposal subject to suggested conditions 3 and 4.

The proposal was considered at the first meeting of the Economic Development Panel on 20th November, 1985 where it was agreed that the proposal should be supported in principle.

17. ROC/798/85 ROCHFORD

GOSSIPS, BACK LANE, ROCHFORD

Extension and alterations to include new toilets, service bars, stairs, and beer store.

Rochford & District Conservative Club Ltd.,
c/o Ronald Vardy, Architect,
1, Eastwood Road, Leigh on Sea, Essex. SS9 3AJ

RECOMMENDATION: That power to determine the application be delegated to the Director of Development, subject to the following conditions.

1. Std. Cond. 3 - Commence in five years.
2. This consent conveys no approval to the fascia sign indicated on the submitted application drawing.
3. Facilities shall be made available at commencement and during works of construction for an Archaeologist nominated by Essex County Council to be given the opportunity to carry out inspection of the site. Not less than 48 hours notice of the commencement of works shall be given to the local planning authority.
4. Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1984, no advertisement signs shall be displayed on or from the extension hereby approved, without the prior consent of the local planning authority.
5. Details of any mechanical ventilation systems shall first be submitted to and approved by the local planning authority prior to installation.
6. Samples of the roof tiles to be used shall be submitted to and approved by the local planning authority prior to commencement of the development hereby approved.

18. ROC/758/85 RAYLEIGH

RAWRETH GARAGE, CHELMSFORD ROAD, RAYLEIGH

Erect office/reception building.

Rawreth Garage, c/o Reg. Curd,
16, Cedar Hall Gardens, Thundersley, Benfleet, Essex. SS7 3RS

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. The proposed building shall be sited 15.24 metres (50 ft) from the main (west) wall of the existing workshop, as indicated on the submitted drawing.
3. The development hereby permitted shall only be implemented in substitution for the permission granted (on 4th September 1985 under application number ROC/449/85) for the erection of an extension to provide a store/office and reception area at first floor level over the access to the rear car park. At no time shall these two permissions be effected simultaneously.

4. The building hereby approved shall be used for an office and service reception purposes only, in connection with the Rawreth Garage, and for no other purpose without the prior consent in writing to the local planning authority.

REPORT

Following the unauthorised sub-division of the Good Companions garage by the formation of the Rawreth Garage as a separate unit, planning permission was granted retrospectively for the sub-division subject to condition and legal agreement which required a better access from the A130, and the permission of a rear car park by September last. This car park is still not in use because the applicants were reluctant to remove certain buildings (also to be removed under the terms of the planning consent) until replacement buildings were available.

Enforcement proceedings were authorised, but enforcement notices have not been served to date as work has started on the removal of the buildings.

Earlier this year the Planning Services Committee approved a replacement office building on stilts above the access to the rear car park, but the applicants do not now wish to implement this consent and seek to erect a single storey office building loading off the car park at the rear.

This building is unlikely to be obtrusive from the surrounding countryside, and the applicants have written to say that they are quite willing to revoke the earlier consent without compensation, but a suitable condition has been included to ensure that only one of the two office buildings are erected. If consent is granted for the detached office building it may not be necessary to serve the enforcement notices authorised if work on the construction of the building commences immediately, and the remaining obstruction in the car park access, an M.O.T. viewing room, is demolished without further delay.

The County Surveyor has no objections to the proposal.

19. ROC/610/85 RAYLEIGH

9, HILLVIEW ROAD, RAYLEIGH

Erect one detached two bedroom bungalow with garage and erect one four bedroom detached house with garage.

Town & Country Developments, c/o Ron Hudson Designs Ltd.,
305, London Road, Hadleigh, Benfleet, Essex. SS7 2BN

Frontage: 19.4m Depth: 80m

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 8 - Submit material schedule.
3. Std. Cond. 6 - A scheme of landscaping to be approved.
4. All trees and hedges indicated in green on the submitted drawing No. 5334:85b shall be retained and protected by chestnut paling fences for the duration of the construction distance equivalent to not less than the spread from the trunk. No materials including displaced soil shall be stored or buildings/structures erected inside these fences. In addition no changes in ground level may be made within these fences without the previous written consent of the local planning authority. None of the existing trees or hedges referred to above shall be felled, lopped, topped or wilfully destroyed without the previous written consent of the local planning authority. If any such trees or hedges are removed without such consent or if any become dead or dying or seriously diseased or are severely damaged within five years of the completion of the development hereby permitted, they shall be replaced with others of a species, number, size and in positions to be agreed in writing with local planning authority.
5. Provision shall be made within the curtilage of the site for one garage or garage space in addition to one parking space per residential unit in accordance with details submitted on drawing No. 5334:85b. Both the garage and parking space shall be constructed before the dwellings are occupied. The floorspace of the garage shall be used for no other purposes incidental to the enjoyment of the dwellings.
6. Std. Cond. 34 - Certain windows to be obscure glazed.
7. Std. Cond. 14 - 1.8m High fencing to erected.
8. Facilities shall be afforded, during works of site preparation and excavation, to an Archaeologist nominated by the Essex County Council Planning Department to maintain a watching brief. Not less than 48 hours notice shall be given to the local planning authority of commencement of works.
9. The badger sett indicated in mauve on the submitted drawing shall be protected by chestnut paling fences for the duration of the construction period including the initial clearance of the site.

[Handwritten signature]

REPORT

It may be recalled by Members that earlier this year permission was granted for a substantial detached chalet on the plot adjacent to this site. Both sites are prominent and contain mature trees - the subject of a Tree Preservation Order - which are to be retained.

As the site is close to Rayleigh Mount a number of organisations and individuals have been consulted.

National Trust - prefer application be refused; threat to trees, fox earths and badger sett. Suggested that if permission be granted it be restricted to one dwelling.

Essex Naturalist's Trust - object because of active badger sett and preserved trees. However if permission granted trees and sett should be protected.

English Heritage - no comments on principle but due to close proximity of Rayleigh Mount and Castle as well as the Conservation Area the design of properties should be of a high standard. Preserved trees should be retained.

Anglian Water - no objections.

Rayleigh Civic Society - suggest bungalows garage is sited further back.

Rayleigh Consultative Committee - also suggest garage to bungalow is set back.


County Planner - site not large enough for two and design is poor. Archaeologist wished to be kept informed of building commencement.

Responses from neighbours are as follows:

4, Hillview Road - objects to noise, disturbance and drainage to road caused by building operations; 5 empty properties in this road no trees should be kept on this site.

"Treetops", Hillview Road - no objections in principle; difficult to assess building heights; concerned with tree retention and drainage; garage in front of building line, landing windows should be obscure glazed; rear wall of house should avoid roots of preserved trees; road to be properly maintained kept clear of delivery vehicles and materials.

Since the above comments were made discussions have taken place between the agent, the County planners specialist and officers from this authority with a view to overcoming many of the points made above.



A revised scheme has been forwarded indicating, amongst other things:

1. A better design of the proposed buildings.
2. Re-siting of the bungalows garage.
3. Retention of preserved trees.

If Members so desire Section 47 of the Essex County Council Act 19 can be invoked to ensure proper maintenance of the private road referred to by the neighbours. However, it is understood that this legislation may be repealed in future.

Any further responses from neighbours to the revised plans will be reported at the meeting.

20. ROC/821/85 HULLBRIDGE

WYNNTON, (PLOT 6), KINGSMANS FARM ROAD, HULLBRIDGE

Outline application to erect one dwelling.

M. Keen, c/o Architectural Services,
Oriol House, 53, Elm Road, Leigh on Sea, Essex.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. (a) Approval of the details of the exact siting design and external appearance of the dwelling, the means of the access thereto and the landscaping of the site (herein after called "the reserved matters") shall be obtained from the local planning authority.

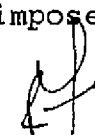
(b) Application for approval of the reserved matters shall be made to the local planning authority within three years beginning with the date of this outline permission.

2. Std. Cond. 2 - Commence in five years or three years.

3. The proposed building shall not be used for living purposes during the months of November, December, January and February in any year.

REPORT

The Kingsmans Farm Road area consists of a mixture of permanent holding dwellings and caravans. In past years planning permission has been granted for dwellings with conditions imposed restricting occupancy to certain times of the year.



The adjoining plot to the application site 'The Lebanon' is one such case although development here has not been completed. Restrictive conditions such as these have been difficult to enforce and contravened by owners, while some owners have alleged continuous occupancy for many years many of the dwellings are permanent and well established buildings and a restriction on times of occupancy has little effect on the visual amenities of the area.

The continuance of a holiday notation within this area would continue to be difficult to enforce and provide little environmental gain.

As a consequence The Draft Rochford District Local Plan proposes a Policy GB2 that within the Kingsmans Farm Road area residential development, with continuous occupation will in principle be permitted for one dwelling per plot.

However until such time as that policy and plan are finally adopted The Director of Development considers that in the interests of not pre-judging such a significant redesignation of the area a restrictive occupancy condition should be imposed, and the applicant informed by letter that any subsequent application for the removal of the plan is likely to be successful.

No comments have been received at the time of writing from the Hullbridge Parish Council, and the period for consultation does not expire until the day after the meeting. If no reply has been received before the meeting the Director of Development asks that the decision be delegated to him.

21.

ROC/811/85 ROACH GROUP

PAGLESHAM SCHOOL, PAGLESHAM ROAD, PAGLESHAM

Change of use of school to elderly persons rest home with extension to rear.

Thomas W.V. Woolcott,
Well House, Paglesham, Rochford, Essex. SS4 2DX

RECOMMENDATION: APPROVAL, SUBJECT TO:

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

2. The property shall only be used as a house for elderly persons and for no other purposes within Classes XIV of the Town and Country Planning (Use Classes) Order 1972, without the prior approval in writing of the local planning authority.



3. Prior to first use of the premises for the purposes hereby approved a parking area together with means of access to it shall be laid out and hard surfaced to the satisfaction of the local planning authority, in accordance with details which shall have been previously submitted to and approved by the local planning authority.

4. Std. Cond. 6 - A scheme of landscaping to be approved.

5. Notwithstanding the submitted application drawings details of the siting design and external appearance of the rear extension to the premises shall be submitted to and approved in writing by the local planning authority prior to commencement of the use hereby approved.

REPORT

An application for the use of the school Hall was considered at the Planning Services Committee of November 21st ROC/706/85. The application was delegated to the Director of Development to take up the issue of enlarging the site area in the interests of securing a larger private amenity space.

The application considered here includes the whole of the playing field within the application site, and proposes the use of both the School Hall and School House for the one use.

The site is within an area designated as Green Belt, Members may recall a recent application favourably considered for the change of use of Sutton School to a nursing home ROC/348/85. Approval was also granted in 1983 for the change of use of Rectory House in Rectory Road, Hawkwell to a rest home for the elderly ROC/285/83. Both of those properties are located within the Green Belt. Notwithstanding the general restrictive policies applicable to areas designated as Green Belt and the favourable consideration already given at the last meeting to use of the school hall as a dwelling, this now redundant school building for an elderly persons home would seem no less objectionable.

I am sure that you will understand that all in Paglesham regretted the closure of the school, and most are anxious for the building to be preserved, and at the same time, if it cannot be used as a school, for the building to play a positive role in the community.

Unfortunately, at present, the building has been disused for nearly one and half years and is suffering from the effects of "creeping vandalism".

There is general support among the community living nearby, for the establishment of a rest home which would provide a focus of interest and some modest employment.

The proposed single storey extension requested, would not be unsightly - probably less so than the existing outbuildings (Toilet block etc.), which have been tacked on to the back of the school and which the extension would replace.

The main attraction of the school being used as a Rest Home is that the residents would be accommodated on one floor at ground level so dispensing with them having to climb stairs and, at the same time, making it much easier to evacuate in the event of an emergency. The upper rooms of the School House would be used for administrative and staff purposes.

With improvements to access and parking there do not appear to be any practical problems associated with proposed use.

The submitted application drawings indicate a suggested position and size for a proposed extension to the rear of the building, which the applicant seeks approval for in principle, upon which the viability of the proposed use appears to depend.

Whether an extension of such size and position is acceptable in visual terms depends, of course upon the design for which no details other than floor plan have been submitted. The Director of Development considers that if Members give favourable consideration that all details of the proposed extension including siting are received for subsequent approval.

No observations have been received from the Parish Council. A letter of support has been received from the occupier of one of the adjacent Jubilee Cottages.

22. ROC786/85 HOCKLEY

THE CORNER SHOP, 56, GREENSWARD LANE, HOCKLEY

Additional use of shop premises for sale of hot take away food.

Albert Passingham,
1, Woodside Chase, Hawkwell, Essex. SS5 4NB

RECOMMENDATION: REFUSAL, FOR THE FOLLOWING REASONS;

The site is within an area primarily intended for residential use in the Approved Review Development Plan and the local planning authority consider, that the additional use of the premises for the sale of hot take-away food would be detrimental to the amenities of the surrounding residential occupiers, by reason of general disturbance, and nuisance from noise litter and smells.

REPORT

The premises was built as a shop with first floor accommodation in 1936. There is a separate residential unit adjoining it. There is a shop on the opposite corner of Broadlands Road, which is a relatively narrow residential street. The premises is at present used as a confectioners/tobacconists, and it is understood that the applicant already sells some cold take-away food.

Planning permission was refused in June this year for the additional use of this shop as a cafe (ROC/257/85) when it was considered that the additional use would be detrimental to the amenities of the surrounding residents by reason of general disturbance and nuisance from noise and smells.


Consultations have resulted in eight letters of objection from residents of the immediate area whose concerns are for the increase in litter, inadequate parking and highway safety, and noise and disturbance arising mainly from congregating children from the nearby school. Hockley Parish Council object on the grounds of inadequate parking, it also points out that there are already take-away shops in the vicinity - a point also raised by some residents.

Letters of objection have also been received from both the Headmaster of Greensward School and the catering staff of the school who are concerned about the direct competition to the school meals service. In addition the headmaster also states that the school has tried to ensure that pupils are supervised during lunch times recommending that pupils should be supervised at home or stay at school during that period. He suggests that if the proposal is permitted it would lead to an increase in the number of unsupervised pupils during the lunch hour which would cause problems to local residents and danger to the pupils themselves from crossing Greensward Lane.

While appreciating these concerns of the School neither the question of competition, or the headmasters concern to ensure supervision of pupils could be regarded as material planning considerations.

It is not unreasonable to assume that the potential clientele the applicant has in mind would be drawn from the nearby school and the applicant indicates that he seeks permission to sell hot take away food, Mondays to Fridays between 12.30 and 1.30.

With such a clientele over a limited period (hours could be controlled by planning condition) the inadequacy of parking might not be an issue. It is understood informally that the County Surveyor does not have any objections subject to no direct vehicular access from and to Greensward Lane.



Disturbance, smells and litter would be material planning considerations. Granting permission for this limited facility might lead to subsequent pressure for wider hours and more general clientele - though any subsequent application would be considered on its merits.

Members may consider that such a use limited to an hour a day could be accommodated in the area without unacceptable detriment. The Director of Development has considered the possibility of such but has serious reservations about intensifying the use of the premises and the attendant problems it might encourage in what is, despite the presence of other commercial facilities elsewhere in the Greensward Lane, a residential area.

23. ROC/771/85 RAYLEIGH

89, HIGH STREET, RAYLEIGH

Change of use to snooker club.


Crucible Snooker Clubs, c/o Barker & Co.,
119a, High Street, Southend on Sea, Essex.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. The first floor of the building, shall be used as a snooker/pool with ancillary licensed bar facilities and for no other purpose without the prior consent in writing of the local planning authority.
3. Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1984, no advertisements shall be fixed or displayed in any of the windows at first floor level without the prior consent in writing of the local planning authority.

REPORT

In 1983 this building was approved as a shop on the ground and first floors, with a staff canteen on the third floor. The former occupiers, the London Co-Operative Society, vacated the premises, and the ground floor is currently used as a shop, with concessionaire occupancy, as Rayleigh Lanes. Although planning permission would not be required to use the first floor for similar purposes, the proposal is to use the first floor as a snooker club with 20 tables and licensed bar facilities.



Very few objections have been received. Of the 50 or so adjoining residents consulted only four replies have been received. Of these, one resident in Eastwood Road is concerned that since evening entertainment has been introduced noise and nuisance has been created. The Job Centre shares this view.

The Director of Health and Housing has no objections.

North Thames Gas is concerned about indiscriminate parking which already occurs in the private accessway adjoining their premises and feels that a snooker club will exacerbate this. The Rayleigh and District Chamber of Trade does not object but is concerned about fire exits.

The Rayleigh Civic Society is also concerned about fire exits and requests that no advertisements are permitted in the first floor windows.

The County Surveyor has yet to comment officially, but his verbal comments indicate that there will not be any major objections to the proposal.


Planning Considerations

The first floor can be used as an extension of Rayleigh Lanes without permission and a snooker (or pool) club is a town centre use appropriate for the Rayleigh Town Centre. Such a use is unlikely to generate any more nuisance than any other form of club and no complaints have been received concerning a similar use approved in 1983 for the first floor at 106-108, High Street (also a former Co-Op shop).

When the application premises were approved in 1973, 30 car spaces were required, but the Co-Op negotiated to commit these spaces to public car parking at the rate of £500 per space. There is no reason to believe that these spaces were not provided in the Rayleigh public car parks. To seek further car parking may seem unreasonable, bearing in mind that other similar proposals in the town centre are not subject to such a requirements.

The Chief Fire Officer has been consulted and the amended drawings reflect his wishes with respect to fire exits, etc, and Building Regulations legislation will control other aspects such as floor loadings, fire spread, etc.

Members may wish to impose restrictions on hours of opening, but it is suggested that any restrictions, if imposed, should be reasonable, since the use itself is unlikely to generate noise and disturbance apart from use of cars in leaving at night. Licensing hours are of course controlled by legislation other than town planning.



The club is envisaged to be now on the same lines as that opposite, i.e. a family club, but there would seem to be no objection to a local professional club operating from the premises if desired and it may therefore seem unreasonable to restrict the occupancy apart from the use as a snooker/pool club only.

24. ROC/773/85 GREAT WAKERING

UNIT 17, STAR LANE INDUSTRIAL ESTATE, GREAT WAKERING

Change of use from Class III light industrial to Class IV welding and fabrication and ancillaries.

Seg Investments Ltd.,
16, Warrior Square, Southend on Sea, Essex. SS1 2HJ

RECOMMENDATION: APPROVAL, SUBJECT TO:

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

REPORT

The Director of Health and Housing has been consulted and has no adverse comments to make on the proposal.

The applicants are seeking to use the unit for the making and supply of items such as shelving for the retail trade and angle iron to the building industry.

25. ROC/762/85 ASHINGDON

ELIM PENTECOSTAL CHURCH, ASHINGDON ROAD/CLIFTON ROAD,
ASHINGDON

Add single storey and two storey extensions.

Elim Pentecostal Church, c/o Ronald G. Radley Associates,
607, Daws Heath Road, Hadleigh, Benfleet, Essex, SS7 2NH.

RECOMMENDATION: REFUSAL, FOR THE FOLLOWING REASONS:

1. The space available within the application site for on-site car parking provision would be inadequate to cater for the size of Church Hall proposed. In addition, several of the proposed car parking spaces are also unacceptable because free and

independent access to each is not possible. As a consequence, it is likely that vehicles used by those using the premises will be parked in adjacent roads to the detriment of the amenities of adjoining residents and to highway safety.

2. The proposed extension would result in a building appearing much greater in size than that of surrounding buildings and over large in relation to the size of the site which is of relatively shallow depth on the prominent Clifton Road frontage. The local planning authority considers that the proposed extension would result in a building with an overbearing and incongruous presence detrimental to the street scene.

REPORT:

The application proposes a greater site coverage for the existing church hall building with the addition of a first floor above approximately one half of this ground area. The extensions would allow for an increase in size of the actual church hall at ground floor with three classrooms, offices and toilets at first floor.

The existing church hall is functional rather than inspirational in appearance and the proposed extensions would be of a similar style.

The two storey extension would extend to the site boundary to the south, though the adjacent premises in Ashingdon Road are commercial and various outbuildings within that curtilage would tend to reduce the impact of the proposed extensions on this side.

Two letters expressing concern have been received from local residents. The occupier of No. 1, Clifton Road is concerned with details of drainage which are not material planning considerations, but other than this has expressed no views on the merits of the extensions themselves. The occupier of the dwelling on the opposite corner of Clifton Road - 539, Ashingdon Road - believes that the proposed extensions would overshadow and overlook his property and aggravate what he considers to be an existing problem with parking in Clifton Road on Sundays. Possible overlooking could be overcome by obscure glazing.

On site parking provision for the existing church hall is substandard and, with the extensions proposed, the applicable parking standard would require several times the number of spaces that could be provided within the site. The County Surveyor has no objections to the proposal subject to parking facilities being provided to this authority's requirements.

The Director of Development is also concerned with the physical appearance of the building as proposed within a site of limited depth on the Clifton Road frontage, and the overbearing presence it would have upon the street scene with no redeeming architectural interest.

REAR OF 186, DOWNHALL ROAD, RAYLEIGH

Erect 4-bed detached house with integral garage.

T.A. Spinks, 186, Downhall Road, Rayleigh, Essex, SS6 9PD.

Frontage: 11.5m (37'6"); Depth: 30.5m (100');

Floor Area: 126m² (1355sq.ft.);

Density: 11 d.p.a. Rear amenity space 148m².

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. The materials used in external finishes shall be in accordance with the details shown on the submitted plans (revised 12th November, 1985), viz. Redland red interlocking roof tiles and L.B.C. Tudor red brickwork, unless otherwise agreed in writing with the local planning authority.
3. Std. Cond. 6 - A scheme of landscaping to be approved.
4. Std. Cond. 12 - Garage to be incidental to enjoyment of dwelling.
5. Notwithstanding the provisions of Article 3 and Class 1, Schedule 1 of the Town and Country Planning General Development Order, 1977 (or any Order revoking or re-enacting that Order), the dwelling shall not be enlarged except within the area coloured green on the submitted plan returned herewith.
6. The flat roof of the rear lounge projection shall not be used as a balcony without the prior consent in writing of the local planning authority.

REPORT:

This detached dwelling, with a semi-integral garage, is compatible in scale, design and appearance with several adjoining houses, all of which have been built in the large rear gardens of properties in Downhall Road whose rear gardens also front Hambro Avenue.

Only one plot now remains vacant, viz. that immediately adjoining the north boundary of this application site.

The Rayleigh Consultative Committee have no objections.

Anglian Water have no objections in principle.

The Engineering Section of the Directorate of Development has no objections.

The Director of Health and Housing has no adverse comments to make.

The occupiers of dwellings on either side of the proposed house, Nos. 12 and 22, Hambro Avenue, have been consulted and those at the rear, Nos. 184 and 188, Downhall Road also. None of the occupiers object to the proposal.

Nos. 12 and 22, Hambro Avenue have only bathroom or hall windows at first floor level on the flank walls, with high level windows at ground floor level. The new property has no windows in the flank elevations except a bathroom window at first floor level. There is thus no need to impose conditions regarding screen fencing.

27. ROC/767/85 RAYLEIGH

FORMER HERMANS SITE, 23, BROOK ROAD, RAYLEIGH

Change of use from 100% light/heavy industrial to 60% light/heavy industrial and 40% warehousing.

Palm Lake Properties, c/o Glenny, 45 High Street, Wanstead, London, E11 2RJ.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. At no time shall more than 60% of the floor area shown on the submitted drawing No. 2089/05B be used for any industrial purposes.
3. The use hereby permitted shall not be commenced until the various buildings and structure have been demolished and adequate access, parking, servicing and turning provision has been constructed on site in accordance with the details indicated on the submitted drawing No. 2089/05B or as otherwise agreed by the local planning authority in any subsequent necessary planning permission.
4. The areas shown for access, parking, servicing and turning shall not be used for any other purposes including open storage.
5. No retail sales shall take place from the site.

RF.

REPORT: ,

This proposal involves the conversion of the existing vacant factory buildings to more manageable smaller units. The subdivision of factories does not normally require planning permission, although in this particular instance, there are additional factors which make an application necessary.

Firstly, it is proposed to use 40% of the buildings for warehousing purposes. Secondly, the existing car park situated to the south and which currently serves this factory complex will become divorced from the site. Consequently if the factory complex was used without this car park severe on-street parking problems would occur resulting in a material change in the planning circumstances of this area. For this reason and bearing in mind case law on the matter it has been determined that a material change of use requiring planning permission will occur if this separation of car park from factory complex takes place.

Anglian water has no objections although refers to necessary consents required, under the Public Health Act, for the sewer connections and satisfactory arrangements for oil pollution prevention.

The Department of Transport and the Rayleigh Consultative Committee have no observations to make.

Rayleigh civic society has commented as follows :-

- (i) Answer to hazardous use/materials question on the application forms is not satisfactory.
- (ii) Will the authority vet each and every application for the new separate units?
- (iii) conditions should be made to ensure that no noxious smells or fumes arise and maximum noise levels are not exceeded.

It should be emphasised that the complex is within an established industrial estate and there are no existing planning conditions referring to the matters raised by the Civic Society. There are other safeguards available to this Council, under the Control of Pollution Act, to control such matters and consequently the Director of Health and Housing has no adverse comments to make.

The Planning Officer of the Castle Point District Council feels it is unlikely that the proposal will have a great impact on his district.

No objections have been received in response to the notices displayed on site and the County Surveyor's remarks will be reported at the meeting.

The proposal has been considered by the Economic Development Panel who agreed to support the proposal in principle.

DELEGATED PLANNING DECISIONS

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

APPROVALS

- | | |
|------------|--|
| ROC/470/85 | Erect detached double garage at "Kent Cottage", White Hart Lane, Hawkwell - B. Spector Developments. |
| ROC/564/85 | Add first floor rear extension at 41, Leslie Road, Rayleigh - A. Coughlaw. |
| ROC/566/85 | Add single storey front and rear extensions and front porch at 317, Eastwood Road, Rayleigh - Mr. Maslen. |
| ROC/601/85 | Erect four-bed detached house and detached garage at Land south of 67, Woodlands Road, Hockley - Bysouth Developments Limited. |
| ROC/612/85 | Add single storey rear extension at "White Acre", Brays Lane, Rochford - Mr. & Mrs. A. Stephenson. |
| ROC/641/85 | Erect detached double garage at 77, Victor Gardens, Hawkwell - Mr. McCarthy. |
| ROC/643/85 | Add single storey front and rear extensions at 126, The Chase, Rayleigh - Mr. A. Lambert. |
| ROC/652/85 | Add single storey rear extension at 18, Roach Avenue, Rayleigh - Miss Wallis. |
| ROC/655/85 | Add front porch with canopy at 339A, Eastwood Road, Rayleigh - Mr. & Mrs. T. M. Day. |
| ROC/657/85 | Add single storey side extension at 2, Olive Cottages, Mucking Hall Lane, Roach Group - L. Clark. |
| ROC/659/85 | Erect detached double garage at "White Oak", Barling Road, Great Wakering - Mr. J. Reid. |
| ROC/667/85 | Add first floor extension to rear at 10, Hawkwell Road, Hockley - J. Salmon. |
| ROC/672/85 | Add single storey front and rear extensions at 27, Sunnyfield Gardens, Hockley - Mr. T. Bartlett. |
| ROC/673/85 | Add dormers to rear at 47, Lower Road, Hullbridge - MR. S. Gent. |
| ROC/679/85 | Add first floor extensions at 7, Elizabeth Avenue, Rayleigh - Mr. Steadman. |
| ROC/684/85 | Change of use from licensed restaurant to licensed private members' club at Gossips Restaurant, Back Lane, Rochford - Rochford & District Conservative Club. |

1478

ROC/685/85 Extend existing garage and add store to rear at Drovers Hill House, 84, High Road, Hockley - Mr. J. T. G. Tregenza.

ROC/690/85 Add rear dormer at 37, Newton Hall Gardens, Ashington, Rochford - Mr. B. Wilson.

ROC/691/85 Add first floor extension to convert bungalow into house at 7, Fountain Lane, Hockley - Mr. P. Smith.

ROC/692/85 Add single storey front extension at 8A, Hillcrest Road, Hockley - Mr. R. D. Clements.

ROC/694/85 Erect detached garage at 31, Great Eastern Road, Hockley - Mr. A. R. Wortley.

ROC/695/85 Extend rear porch at 7, Cotswold Avenue, Rayleigh - Mr. & Mrs. R. Edmunds.

ROC/697/85 Add two storey rear extension at 16, Southend Road, Hockley - N. Cowley.

ROC/699/85 Erect fence and enclose highway verge in con-compliance with conditions 5 & 6 (provision of sight splays) at The Old Post Office, High Street, Canewdon - Mr. T. P. Fleming.

ROC/700/85 Add single storey side extension to include garage; rooms in roof and vehicular crossing at 39, Southend Road, Hockley - B. Durham, Esq.

ROC/704/85 Extend dormers at 6, Ashdene Close, Hullbridge - J. F. Silk.

ROC/707/85 Add single storey rear extension at 3, Ruffles Close, Rayleigh - D. R. Frake.

ROC/709/85 Add garage to side and add single storey rear extension at 16, Highmead, Rayleigh - Mr. & Mrs. W. Norris.

ROC/710/85 Reconstruction of roof to form dormers in front and rear at 49, Victor Gardens, Hawkwell - Mr. D. Stanfield.

ROC/711/85 Erect 6 feet high brick boundary walls at 27, Willow Walk, Hockley - Mrs. G. A. Broughton.

ROC/712/85 Garage extension to rear at 15, Newton Hall Gardens, Ashington - Mr. & Mrs. A. C. Churchley.

ROC/713/85 Add single storey rear extension with dormers in roof at 4, Mornington Avenue, Rochford - Mr. Brant.

ROC/716/85 Add single storey rear extension and add new roof at 20, Barbara Close, Hawkwell - J. Cooper.

ROC/722/85 Add single storey side extension at 2, Hampton Court, Hockley - Philip Robert Freeman.

ROC/726/85 Erect front porch at 31, Hawkwell Chase, Hawkwell - Mr. & Mrs. C. Thompson.

ROC/727/85 Add single storey rear extension at 128, Greenswald Lane, Hockley - Mr. & Mrs. Major.

ROC/728/85 Add single storey side extension at 22, Cotswold Avenue, Rayleigh - L. Smith Esq.,

ROC/732/85 Erect detached garage at 64, Greensward Lane, Hockley - G. Dart.

ROC/733/85 Erect front porch at 32, Westminster Drive, Hockley - Alan Edward Craig.

ROC/734/85 Add first floor extension at 107, Lower Road, Hallbridge - Mr. A. G. Mascall.

ROC/741/85 Carport extension at 3, Hollytree Gardens, Rayleigh - R.G. Hunter.

ROC/737/85 Pitched roofs over existing flat roofed garage and front dormer at 17, Hamilton Gardens, Hockley - Mr. P. Maisey.

ROC/738/85 Add single storey side extension at 12, Assandune Close, Ashingdon - Mr. M. Taylor.

ROC/739/85 Add front and rear dormers, single storey rear extension and attached garage at 151, Downhall Road, Rayleigh - M. J. Mapleson.

ROC/740/85 Extend roof and add front and rear dormers at 41, Great Wheatley Road, Rayleigh - Mr. & Mrs. Sutton.

REFUSALS

ROC/017/85AD Erect internally illuminated sign at 84, The Chase, Rayleigh - M.S. Chudasama.

Reasons: Obtrusive and incongruous and detrimental to amenities of adjacent residential properties.

ROC/736/85AD Erect four externally illuminated fascia signs and four externally illuminated notice boards.

Reasons: Detrimental to the elevations and character of the building and amenities of adjacent residential properties.

pf.

DELEGATED BUILDING REGULATION DECISIONS

~~APPROVALS~~ REJECTIONS

PLAN NO.	ADDRESS	DESCRIPTION
85/759	10, Rocheway, Rochford.	Proposed additions.
85/765	5, Hampton Court, Hockley.	Rear lounge extension.
85/771	Buckingham Road, Hockley.	Proposed 2 storey block of 40 flats. (incl. 2 wardens flats).
85/778	19, St. Thomas Road, near South Fambridge.	Rear extension and rooms in roof.
85/792	"Trevore House", 63, Barling Road, Great Wakering.	Extend dining room.
85/797	4, Anne Boleyn Drive, Rochford.	Extension.
85/799	15, Newton Hall Gardens, Rochford.	Proposed garage extension to site of existing garage.
85/8Q1	4, Mornington Avenue, Rochford.	Extension to lounge and dining room 2 bedrooms and shower room in roof.
85/802	268, Main Road, Hawkwell.	Extensions to rooms in roof to form bedroom and ensuite and new staircase.
85/811	Southend Airport, Southend-on-Sea.	Single storey extension to factory.
85/803	49, Victor Gardens, Hockley.	Reconstruction of roof to form additional accommodation in roof space with dormer windows front and rear.
85/806	43, Windsor Way, Rayleigh.	Two storey side, single storey rear extensions and alterations to porch.
85/798	Clanrillon, Rawroth Lane, Rayleigh.	Erect two bungalows.
85/813	242, Plumberow Avenue, Hockley.	Ground and first floor extension.
85/817	Joinery Works, Eldon Way, Hockley.	Extension to existing waste collecting cyclone store to house chip collecting silos and skip.
85/818	23, Great Wheatley Road, Rayleigh.	Erection of pool room.
85/822	29, Russet Way, Hockley.	Extension.
85/823	27, Russet Way, Hockley.	Extension.

DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/REDECISIONS

PLAN NO.	ADDRESS	DESCRIPTION
85/835	17, Hamilton Gardens, Hockley.	Pitched roof over existing garage.
85/841	312, Ashingdon Road, Rochford.	Re-roofing with concrete tiles.
85/843	BAF Viscount' Travel, Southend Airport, Southend.	Extension.
85/850	60, Daws Heath Road, Rayleigh.	Conservatory extension.
85/852	75, Rectory Avenue, Hawkwell.	Fitting of new bow window to lounge.
*85/297A	Plot 12, Aviation Way, Southend-on-Sea.	Erection of offices and warehouse.
85/555A	Adj. 7, Hainault Avenue, Rochford.	Proposed 3 detached bungalows.
85/782	3, Russell Chase, Rochford.	Conversion of conservatory to dining area/utility room.
85/790	29, Alderman's Hill, Hockley.	Conversion of garage to granny annex.
85/861	Land adj. Hawkwell Village Hall, off Briar Close, Hawkwell (Plots 16 and 17)	Two detached houses.
*85/530A	'Paton House', 53, Mortimer Road, Rayleigh.	Side extension.
85/786	73, Barling Road, Great Wakering.	Extension to dining room.
85/789	4, Parklands, Rochford.	Add 3 bedrooms and bathroom in roof- space.
85/810	30, Purleigh Road, Rayleigh.	Rooms in roof space and alterations.
85/814	125, Grove Road, Rayleigh.	Conversion of garage to dining room and porch to utility room.
85/837	8, Church Street, Rayleigh.	Raising of level of roof at rear (amended plans).
85/845	12, Newton Hall Gardens, Ashingdon.	Extension to rear.
85/859	The Grange Murrels Lane, Hockley.	Additions (renewal of lapsed approval).
85/865	262, High Street, Great Wakering.	Erection of ground floor toilet extension.
85/833	151, Downhall Road, Rayleigh.	Dormers, rear extension and garage

DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/REJECTIONS

PLAN NO.	ADDRESS	DESCRIPTION
85/387A	Southend Airport, Southend.	Replacement of fire crew accommodation.
85/415	Part of local authority car park to Back Lane, Rochford.	Hotel. (Relax only)
85/425A	120, Burnham Road, Hullbridge	Rear extension.
85/481	2 & 4, North Street & No. 5, East Street, Rochford.	Partial demolition, alterations and renovations to existing buildings and erect two storey unit. (Relax only)
85/520A	M.F.O. Building, Southend Airport, Aviation Way, Southend.	Demolition of fire damaged portion of building and rebuilding of storage shed.
85/550A	'Final Nent', The Avenue, Hullbridge.	Rear extension and garage conversion. (Relax and approved)
85/613A	Site of 252-254, Main Road, Hawkwell.	Erection of two detached houses. (Relax and approved)
85/675A	26, Broad Walk, Hockley.	Add two bedrooms in roof space.
85/691A	19, Sandhill Road, Eastwood, Rayleigh.	3 No. 4 bedroom detached houses and garages.
85/695	42, Crouch View Crescent, Hockley.	Single storey extension for lounge. (Relax and approved)
85/759A	10, Rocheway, Rochford.	Proposed additions.
85/760	27, Bellingham Lane, Rayleigh.	Office use within existing house.
85/779	147, Ashingdon Road, Rochford.	New drainage for new bathroom.
85/781	7, Elizabeth Avenue, Rayleigh.	First floor extension each side of dwelling.
85/785	228, Greensward Lane, Hockley.	Extension to bungalow.
85/794	265, Rectory Road, Hawkwell.	Rear extension and internal works.
85/807	10, Crown Gardens, Rayleigh.	Side extension.
85/830	52, Windermere Avenue, Hullbridge.	Conversion of garage.
85/832	19, Hamilton Gardens, Hockley.	Pitched roof over existing flat roofed playroom.
85/834	12, Assandune Close, Ashingdon.	Single storey extension at side to form new bathroom.

DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/REJECTIONS

PLAN NO.	ADDRESS	DESCRIPTION
85/866	9, Byford Close, Rayleigh.	Installation of en-suite bathroom at first floor.
85/868	50, Daws Heath Road, Rayleigh.	Conversion of bedroom into bathroom.
85/664A	Hockley & Hawkwell United Reformed Church, Bramerton Road, Hockley.	Construction of single storey extension at front and rear.
85/734A	11, The Chase, Rayleigh.	Remove existing dormer, new dormers and roof, new extension, internal works.
85/739A	99, Lower Road, Hullbridge.	Room in roof.
85/795	"Greencourt", Stile Lane, Rayleigh.	Roof conversion, rear extension, two storey side extension.
85/812	9a, Knivet Close, Rayleigh.	Utility room.
85/815	14, Moreland Close, Great Wakering.	Add bedroom.
85/819	245, Little Wakering Road, Great Wakering.	Two storey side extension.
85/825	32, Rectory Avenue, Rochford.	Conversion of garage to kitchen/diner and storey.
85/838	9, Spa Road, Hockley.	Internal alterations.
85/844	27, White Hart Lane, Hawkwell.	First floor side extension.
85/847	34, Alexandra Road, Great Wakering.	Bathroom/w.c. extension and re-roofing.
85/855	26, Hockley Rise, Hockley.	Extension to form en-suite.
85/860	Ashingdon & East Hawkwell Memorial Hall, Ashingdon Road, Ashingdon.	Alterations and additions.
85/863	45, Broadlands Avenue, Hockley.	Loft conversion, rear extension and internal works.
85/867	"Briars" and "Kingsway", Hullbridge.	Provision of private foul sewer in Kingsway, together with house connection by Briars.
85/881	23, Parklands, Rochford.	Rear single storey flat roofed kitchen extension.
85/886	126A, Downhall Road, Rayleigh.	Conversion to two flats.

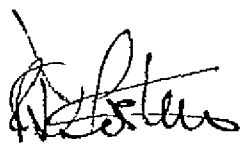
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DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/REJECTIONS

PLAN NO.	ADDRESS	DESCRIPTION
85/687	4, Kings Close, Rayleigh.	Change store to utility room and extend.
85/892	559, Ashingdon Road, Rochford.	Ground floor rear extension.
85/893	Ipeco Europe Ltd., Aviation Way, Southend-on-Sea.	Conversion of existing oil tank bund into storage buildings.
85/895	4, Anne Boleyn Drive, Rochford.	Garage extension.
BN 85/907	1. Beauchamps cotts, Shopland Road. Gt. Wakering.	Fit 2 Celcon lintols to enlarge window area to dining room.
BN 85/916	41. Cheapside (East) Rayleigh.	Cavity Wall Insulation.
BN 85/917	Fairview. Rawreth Lane. Rayleigh.	Cavity Wall Insulation.
BN 85/918	Richmond, Rawreth Lane. Rayleigh.	Cavity Wall Insulation.
BN 85/919	7. Cheapside West. Rayleigh.	Cavity Wall Insulation.
BN 85/927	179. Main Road. Hawkwell.	Build bay window to left of front porch to match one on right.
BN.85/928	265, Rectory Road, Hawkwell,	Demolish existing lean to erect single storey rear extension.
BN.85/929	5. St. Johns Close. Gt. Wakering.	RE-Roofing works and conversion of existing rear single extension from kitchen to bathroom.
BN 85/930	179. Main Road. Hawkwell.	Change roof covering from slate to interlocking concrete tiles.
BN 85/931	1. Walpole Walk, Rayleigh.	Cavity Wall Insulation.
BN. 85/920	67. Avondale Road. Rayleigh.	Cavity Wall Insulation.

CHAIRMAN:



DATE: 9/1/86