

Environment Overview & Scrutiny Committee

19 June 2002

Minutes of the meeting of the **Environment Overview & Scrutiny Committee** held on **19 June 2002** when there were present:

Cllr P A Capon (Chairman)

Cllr R A Amner
Cllr C I Black
Cllr Mrs R Brown
Cllr C A Hungate

Cllr P K Savill
Cllr P F A Webster
Cllr Mrs M A Weir

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr R S Allen.

OFFICERS PRESENT

S Scrutton	-	Head of Planning Services
P Denholm	-	Solicitor
C Evans	-	Legal Officer
J Bostock	-	Principal Committee Administrator

245 MINUTES

The Minutes of the meeting held on 18 April 2002 were approved as a correct record and signed by the Chairman.

246 ROCHFORD DISTRICT REPLACEMENT LOCAL PLAN - FURTHER POLICIES AND PLANNING GUIDANCE

The Committee considered the report of the Head of Planning Services which sought views on new chapters and supplementary guidance to be included in the First Deposit Draft of the Replacement Local Plan and set out the current timetable position. The Plan will replace the existing Rochford District Local Plan First Review and provide a policy basis for the control of development in the District up to 2011.

The Committee undertook a page by page review of the proposals.

Responding to Member questions, the Head of Planning Services advised that:-

Environment Overview & Scrutiny Committee

19 June 2002

- A copy of the current British Standard BS5837 Guide for trees in relation to construction would be made available to Members of the Committee.
- Officers would review use of the word 'seeks' throughout the documentation with a view to replacement wording aimed at strengthening the Council's position.
- Officers would report back with proposals for rewording the final paragraph under the Biodiversity heading of the Natural Resources Chapter.
- Kendall Park and Hockley Woods would need to be included under the Local Nature Reserves and Wildlife Sites heading in the chapter dealing with Natural Resources.
- Officers would advise Members when the extension of the Southend-on-Sea Foreshore Local Nature Reserve into the Rochford District to include the Maplin Bund was due to be declared.
- Although the Planning Authority opposed the use of external metal roller shutters, the Council's guidance on the design and security of shop fronts did provide some options.
- Whilst short term fly posting was difficult to monitor and control, Officers could pursue signs which have been in place over a period of time.
- The Council has had ongoing policies for cycle parking standards.

The Committee agreed revisions to wording in the following paragraphs of the documentation:-

Chapter	Heading	Paragraph(s)/Change
Natural Resources	Landscape, trees and agricultural land	2 – Itemise shortcomings associated with blanket designations.
	Tree Protection	3 – Replace 'recommends' with 'states'. 5 – Insert 'of an appropriate type and size, and in a suitable location' after the word 'replacement'.

Environment Overview & Scrutiny Committee
19 June 2002

	Agricultural Land	1 – Repeat the words which are in the policy in lower case text.
	International Sites	Final – Insert ‘As required by English Nature’ after the words ‘rigorous standards’.
	Other Features of Nature Conservation Interest	1 – Replace the word ‘expect’ with ‘require’.
	Species Protection	2 – Insert ‘as agreed by English Nature’ after the word ‘survey’.
	Policy NR10 - Species Protection	1 – Remove the word ‘material’
	Policy NR15 - Creation of Inter-tidal habitats	1 – include examples of appropriate consultees.
Rural Issues	The Metropolitan Green Belt	2 nd bullet point – add ‘or with the settlements of adjacent Districts’.
	Policy R10 - The Re-use and Adaptation of Existing Rural Buildings	1 (part VII) – include a timeframe of at least two years.
Vehicle Parking Standards	Use Class C3 – Dwelling Houses	Final – references to be to minimum not maximum Standards.
Housing Development, Layout and Design	Landscaping.	1(III) (a) – Insert ‘or tree’ after ‘hedge’. 1 (III) (d) – replace ‘should’ with ‘will’.

RECOMMENDED to the Environmental Services Committee that the proposed text and policies for the Rochford District Replacement Local Plan, as revised and attached to the signed copy of these Minutes, be approved. (HPS)

Environment Overview & Scrutiny Committee
19 June 2002

The meeting closed at 9.10pm.

Chairman _____

Date _____