



**Rochford District
Council**

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1999

January - December

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**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1999

March

ROCHFORD DISTRICT COUNCIL

Minutes of the Community Services Committee

At a Meeting held on 2nd March 1999. Present: Councillors Mrs. S.J. Lemon (Chairman), R.S. Allen, P.A. Beckers, D.F. Flack, K.A. Gibbs, Mrs. J. Hall, N. Harris, D.R. Helson, Mrs. J. Helson, A. Hosking, R.A. Pearson, Mrs. W.M. Stevenson, Mrs. M.S. Vince, Mrs M. J. Webster and Mrs. M.A. Weir.

Apologies: Councillors S. Cumberland, D.M. Ford, E.L. Francis, Mrs. A.R. Hutchings and R.E. Vingoe.

Substitutes: Councillors Mrs. J.M. Giles and Mrs. J.E. Ford.

Visiting: Councillor P.F.A. Webster.

77. MINUTES

The Minutes of the Meeting of 21st January 1999 were approved as a correct record and signed by the Chairman.

78. MEMBERS' INTERESTS

Councillor R.S. Allen declared a Non-Substantial Pecuniary Interest in the item "New Guidance and Model Conditions for Animal Welfare Licences (Minute 288/96)" (Minute 88) by virtue of owning a pet shop which fell outside the legislative boundaries for licensing.

79. OUTSTANDING ISSUES - MEETINGS OF 14TH JULY AND 17TH NOVEMBER 1998.

In considering this item Members were of the opinion that the issue of "The Horse Trough - Rochford Market Square (Minute 99/98)" should be referred to the Transportation and Environmental Services Committee, as the matter was to be included in the overall Rochford Town Centre Enhancements.

Members were further advised that the finger sign in Rochford Market Square which had recently been installed had been vandalised and the Committee requested that Officers look into the matter.

80. PUBLIC CONVENIENCES

The Head of Leisure and Client Services reported verbally on the need for this matter to be referred directly to the Finance and General Purposes Committee for the proposed costings to be agreed to avoid delay in the implementation of the improvements to public conveniences within the District. In agreeing with the Officers recommendation the Committee considered that the matter should be referred to the Finance and General Purposes Committee for discussion and then to Full Council for final approval.

Resolved

That the matter of public conveniences be referred to the Finance and General Purposes Committee for consideration of the costings and then to Full Council for approval. (HLCS)

81. SUB-COMMITTEE MINUTES

The Committee considered the appended Sub-Committee Minutes and the recommendations contained therein

Minute 106 - Crime and Disorder Strategy: Update (Minute 528/98)

In considering this item Members commented that the issue of harassment and illegal parking should have been included on the list of primary objectives for the Crime and Disorder Strategy. With regard to illegal parking on verges, a number of Members raised specific instances of this within their wards and requested that Officers look into the matter to seek to remedy the situation

Resolved

(1) That the primary objectives of the Crime and Disorder Strategy be

- Criminal Damage/Vandalism
- Speed Reduction
- Drug and alcohol related abuse
- Information sharing
- Fear of burglary
- Domestic violence
- Crime and disorder
- Harassment
- Illegal parking

(2) That the draft strategy be brought to a special meeting of the Community Safety Sub-Committee for consideration and approval at an Extraordinary Meeting of Full Council. (CEX)

(3) That Officers investigate the specific areas of illegal parking mentioned by Members to seek an early remedy to the situation. (HHM&RS, HLCS)

Minute 107 - Attendance of Representative from Police Authority at the Community Safety Sub-Committee.

Resolved

That representatives from the Police Authority, the Probation Service and Health Authority be invited to attend meetings of the Community Safety Sub-Committee when the crime and disorder strategy and matters contained therein are on the agenda of that Sub-Committee. (CEX)

Minute 109 - Flood Warning Siren at Foulness

RECOMMENDED

That £2,706 92 plus VAT be granted to Foulness Parish Council for the installation of a flood warning siren. (HLS)

Minute 110 - Essex Schools Education Project

Resolved

(1) That assistance with training sessions for the Essex Schools Education Project by providing a venue at the Civic Suite, Rayleigh free of charge be agreed.

(2) That the printing of schemes of work for all Rochford based schools participating in the one year Essex School Drug Education Project be facilitated.

(3) That the support given in terms of the provision of a venue for the training sessions and the printing of schemes of work be in relation to schools within the Rochford District only (HCPI)

Minute 53 - Capital Programme 1999/2000: Update

The Committee noted that the Capital Programme allocation for 1999/2000 for the Housing Revenue Account should total £426,000.

Resolved

That a report be presented to the Housing Management Sub-Committee's September Meeting revealing Capital Programme spending commitments and identifying any surpluses available in the budget for the replacement of central heating that could be used to address special cases or non essential categories of work. (HHM&RS)

Minute 54 - Best Value in Housing Framework A DETR Consultation Paper

During consideration of this Minute it was moved by Councillor D.F. Flack and seconded by Councillor Mrs M S. Vince that

"The response should call for a "level playing field" between social housing providers and the structure proposed should do more than just skirt around the edges of issues; a more roots and branches approach should be adopted "

and on a show of hands it was

Resolved

That a response be submitted from Rochford District Council to the DETR incorporating the views set out in Paragraphs 3(i) and (ii) of the Minutes, together with the above motion. (HHM&RS)

(iii) Leisure Sub-Committee - 18th February 1999

Minute 49 - Corporate Identity - Clements Hall Leisure Centre (Minute 472/98)

Resolved

That the armorial shield and appropriate lettering be mounted as per picture 'B' as outlined in the report. (HLCS) (6771)

Minute 50 - Upgrade of facilities - Great Wakering Sports Centre (Minute 472/98)

Resolved

(1) That the decoration of the weights/party room at Great Wakering Sports Centre be agreed in principle

(2) That the work be held in abeyance until sufficient funds have been identified. (HLCS) (10287)

82. BEST VALUE IN HOUSING FRAMEWORK - CONSULTATION

The Committee considered the report of Head of Housing, Health and Community Care which gave Members an opportunity to further comment on the Consultation Paper from the Department of the Environment Transport and the Regions "Best Value in Housing Framework", specifically in relation to the implications on the Council's strategic and enabling roles, homelessness, private sector housing and the housing investment programme. Members considered that, with regard to the issue of inspection teams, they should comprise tenants of the Rochford District only, and it was also considered that the use of plain English in any report produced for circulation to the public was imperative

Resolved

That the issues detailed in the report together with the comments of the Housing Management Sub-Committee, be this Authority's response to the Department of the Environment Transport and the Regions Consultation Paper "Best Value in Housing Framework". (HHHCC)

83 **REVIEW OF HOMELESSNESS DECISIONS**

The Committee considered the report of the Head of Housing, Health and Community Care which gave Members the opportunity to consider the Council's procedure for reviewing homelessness decisions. Members noted the legislative background in relation to homelessness and the right of appeal, the procedures in place at Rochford for dealing with the same and the three options open to the Council for determining requests for a review of a decision

It was considered that, in the first instance, a Senior Officer review should take place and that, if the Officer was minded to not allow a review, a panel of five Members with a quorum of three be convened to determine the review. Members further considered that the leaders of the political groups should nominate their representatives, who would be available for either a daytime or evening meeting at the appellants discretion and potentially at very short notice.

Resolved

(1) That the procedure outlined above be this Authority's procedure for reviews under Part VII of the Housing Act 1996.

(2) That the procedure be included in the Council's Standing Orders.

(3) That a Homelessness Review Panel be established and that appellants be allowed to give oral representations in all review cases.

(4) That training be provided for the Homelessness Review Panel Members. (HHHCC) (2122)

84. **PROCESS REVIEW - HOUSING GRANTS (Minute 226/98)**

The Committee noted the report of the Head of Housing, Health and Community Care which advised Members on the outcome of the recent process review of the housing grant system following the internal audit report on renovation grants. Members noted the opportunities for improving efficiency which had been brought to light by the review and the proposed revised procedures which were coming into force on 1st April 1999 as a direct result. Members were further advised by Officers of the current underspends, specifically in relation to disabled facilities grants, and the Committee requested that Officers investigate the issue further with a view to the possible increased promotion of the scheme.

Resolved

That Officers investigate further the issue of the underspend for disabled facilities grants for this financial year with a view to the possible increased promotion of the scheme in future. (HHHCC)

85 **RIGHTS OF MOBILE HOME OWNERS - UPDATE (Minute 316/98)**

The Committee considered the report of the Head of Housing, Health and Community Care regarding a Consultation Paper from OFWAT which set out the proposals for an Order specifying the principles on which charges should be based when water and sewage services provided by a licensed undertaker are resold to a third party. In noting that this had followed the Notice of Motion to a previous meeting of this Committee where it had been resolved to call upon HM Government to introduce legislation to end the resale of water at a profit by Mobile Home Site Owners, Members endorsed the

comments as per the report and requested that they be sent as this Authority's response to the Consultation Paper.

Resolved

That the Council's response to the consultation be as set out in the report. (246) (HHHCC)

86. SHEDS ON CARAVAN SITES (Minute 16/98)

The Committee considered the report of the Head of Housing, Health and Community Care regarding the issue of sheds within the fire separation space between mobile homes. Members noted that, whilst sheds should be of totally non-combustible construction, a number of occupiers of mobile homes had purchased metal sheds with combustible roof lights to replace existing wooden sheds. It was further noted that the Fire Authority considered the roof lights would not significantly increase the risk of fire spread between mobile home units and, therefore, Members considered that enforcement action in respect of non-combustible sheds should not now take place.

Resolved

That having regard to the Fire Authority and Fire Research Stations' comments, the licence condition regarding sheds should not be changed and that enforcement action not be taken where small plastic panels are provided in the roof. (246) (HHHCC)

87. LOW ENERGY LAMPS - UPDATE - Minute 252/98

The Committee considered the report of the Head of Housing, Health and Community Care which updated Members on progress with the scheme to distribute low energy lightbulbs provided by Eastern Electricity to residents within the Rochford District on low income. In noting that of the 2,000 bulbs originally received 800 remained, Members considered that Parish Councils and Local Groups could be involved to stimulate more local interest. It was mooted by a Member that the imposed restrictions on the scheme limited demand and it was requested that Officers investigate whether the scheme could be extended in any way, perhaps to include the elderly irrespective of whether they were on benefits. It was also suggested that a number of people would have difficulty in coming to the Council offices to collect lightbulbs. The Committee considered that there was some merit in delivering some of the bulbs to residents

Resolved

(1) That Parish Councils and Local Groups be invited to assist with the distribution of the low energy lightbulbs.

(2) That Officers investigate whether the boundaries of the low energy lightbulb scheme could be extended in any way, perhaps to include elderly residents not in receipt of benefits. (HHHCC)

88. NEW GUIDANCE AND MODEL CONDITIONS FOR ANIMAL WELFARE LICENCES (Minute 288/96)

The Committee considered the report of the Head of Housing, Health and Community Care which provided Members with an update on new model conditions for various animal welfare related licences. In noting that the model conditions were specifically in relation to Dog Breeding Establishments, Animal Boarding Establishments and Pet Shops, Members expressed concern at the current practice of licence renewal visits being made by appointment. The Committee agreed that, when resources permit, the Council's licence condition should be amended and that annual licence renewal inspections should be carried out without appointment, with a requirement for any relevant insurances and paperwork to be produced within seven days of the visit.

Resolved

- (1) That the Council's licence conditions be amended following consultation with licence holders when resources permit.
- (2) That annual licence renewal inspections be carried out without appointment and that proprietors be requested to produce, within seven days of a visit, any relevant insurances or paperwork requested (HHHCC)

89. DOOR STAFF REGISTRATION SCHEME

The Committee considered the report of the Head of Housing, Health and Community Care which provided Members with details of a model door staff registration scheme, its benefits and its legality. It was noted that the quality of door staff could be controlled by registration and that it was advocated by Government as an integral part of drugs control in clubs, although there seemed no specific legal basis for the creation of a scheme at present. Noting Essex Police's request for this Authority to implement a scheme and mindful of the legal uncertainty surrounding the issue it was moved by Councillor Mrs. W.M. Stevenson and seconded by Councillor Mrs. M S Vince that the model door staff registration scheme should be implemented and, on a show of hands, it was:-

Resolved

- (1) That the model door staff registration scheme be implemented.
- (2) That it is applied to:-
 - (i) Existing public entertainment licences when they are renewed for the year 2000;
 - (ii) New public entertainment licences when they are first granted;
- (3) That a non refundable registration application fee of £63.00 per person be charged, payable on application,
- (4) That terms of reference of the Leisure Sub-Committee be extended to hear appeals against:-
 - refusals of application for registration;
 - suspension of registration,
 - revocations of registration;
 - disciplinary procedures following complaints which include suspension or revocation of registration;
 - refusal to approve and revocation of approval of training providers (HHHCC)

90 THE FOOD STANDARDS AGENCY

NOTE: Councillor Mrs. J.M. Giles declared a non pecuniary interest in this item by virtue of her involvement with a day centre.

The Committee considered the report of the Head of Housing, Health and Community Care which updated Members on the creation of the Food Standards Agency and gave the opportunity to comment on two Consultation Papers from Government entitled "The Food Standards Agency Consultation on Draft Legislation" and "The Food Standards Agency proposal for a levy scheme; A Consultation Paper". In endorsing the Officers comments as outlined in the report, Members were of the opinion that any charge levied should be in relation to premises size and that the new arrangements should not give rise to any net cost to Local Authorities. Members further concurred with the Officers

professional view that food businesses should also be licensed. On a motion put by Councillor Mrs. J. Helson and seconded by Councillor Mrs. S J Lemon it was:

Resolved

That the responses outlined in the report of the Head of Housing, Health and Community Care, including the comments above, be this Authority's response to both Consultation Papers. (HHHCC) (720)

91. LOCAL AUTHORITY CULTURAL STRATEGIES - CONSULTATION ON DRAFT GUIDANCE

The Committee considered the report of the Head of Leisure and Client Services on a consultation from the Department of Culture, Media and Sport on draft guidance on the preparation of cultural strategies. Members noted that a cultural strategy should encompass arts, sports, libraries, museums, tourism, parks and recreation and should be linked to other strategies and plans taking on board the aims and objectives of the Department of Cultural Media and Sports Development with the National Lottery and Best Value. Of the two different approaches in developing the strategy, Members considered the service specific approach would be more appropriate for Rochford.

Resolved

That support be given to the production of service specific strategies within the Authority in line with the suggested guidance. (HLCS)

92. ARTS STRATEGY

The Committee considered the report of the Head of Leisure and Client Services which sought Members approval to the commissioning of a consultant to produce an arts strategy for the Rochford District. In considering the need to produce the strategy Members noted that any costs involved would be met by the Eastern Arts Board and it was:-

Resolved

That the employment of a consultant by Eastern Arts Board to carry out an audit of arts activities and production of an arts strategy on behalf of Rochford District Council be agreed. (576)(HLCS)

93. MORRINS CLOSE/GLEBE CLOSE, GREAT WAKERING

The Committee considered the report of the Head of Leisure and Client Services which updated Members on progress to date with the proposal for the provision of play facilities at the above site and sought Members agreement to the purchase of a plot of land from the Ministry of Defence to enable the progression of the scheme. Members were pleased to see the progress made on the scheme, however considered that further consultation with local residents should only take place when exact funds for the project were known. It was also requested that the project be fast tracked to avoid any unnecessary delay in its implementation. On a motion put by Councillor Mrs. W.M. Stevenson and seconded by Councillor Mrs. M.A. Weir it was:-

RECOMMENDED

(1) That the purchase of the area of land off Morrins Close (Friends Farm, Great Wakering) measuring 0.4 acres, as outlined in the report, to be financed from the funds already set aside for this project, be agreed.

(2) That Great Wakering Parish Council be asked to confirm their contribution to the project.

(3) That support be given to the application to the Essex Environment Trust and Rochford Environment Trust to fund the project.

(4) That the project be "fast tracked" to avoid unnecessary delay in the implementation of the project (HLCS)

94. **EXCLUSION OF THE PUBLIC**

Resolved that under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following items of business on the grounds that they involve the likely disclosure of Exempt Information as defined in Paragraph 9 respectively of Part 1 of Schedule 12A of the Act.

95. **CONTRACT STANDING ORDERS MONITORING REPORT**

The Committee noted the confidential report of the Head of Housing, Health and Community Care which gave details of orders placed by the Housing, Health and Community Care division for the period 1st August 1998-31st January 1999.

96. **ANALYSIS OF TENDERS RECEIVED: EXTERNAL REPAIRS AND REDECORATION 1999/2000 - CONTRACT NOS. 2052, 2053 AND 2054.**

The Committee considered the confidential report of the Head of Leisure and Client Services which sought approval of tenders received in respect of the above contracts.

Resolved

That the following tenders, being the lowest on each contract, be accepted.

- (1) Abalone Building Services Limited in the sum of £32,630.
- (2) DT Construction in the sum of £36,533.
- (3) Lee David Contractors in the sum of £71,320.06. (HLCS)

The Meeting closed at 10.00pm

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Committee Report

8(i)



Rochford District Council
To the meeting of:

TRANSPORTATION & ENVIRONMENTAL SERVICES

On: 23RD MARCH 1999

Report of: HEAD OF ADMINISTRATIVE & MEMBER SERVICES

Title: MINUTES OF THE PLANNING POLICY SUB-COMMITTEE

Author: P.J. Dixon

Report Approved By: *[Signature]*

At a Meeting held on 4th March 1999. Present: Councillors D.A. Weir (Chairman), C.I. Black, Mrs J.M. Giles, Mrs. H.L. A. Glynn, V.H. Leach, R.A. Pearson, R.E. Vingoe, and Mrs M.A. Weir

Co-opted Members: Mr. T. Cutmore.

Apologies: Councillors J.M. Dickson, D.M. Ford, K.A. Gibbs and S.R. Tellis.

Substitutes: Councillor Mrs. W.M. Stevenson.

56. MINUTES

The Minutes of the Meeting held on 3rd December 1998 were agreed as a correct record, subject to an acknowledgement that Mr T. Cutmore, co-opted Member representing the Rochford Hundred Association of Local Councils, was in attendance.

57. MEMBERS' INTERESTS

Councillor Mrs. J.M. Giles declared a non-pecuniary interest in the item "Mobile Phone Masts" by virtue of her son working in the mobile phone industry.

58. MOBILE PHONE MASTS

The Sub-Committee welcomed Mrs Jane Evans of Orange, who had been invited to attend the Meeting in order to give a presentation on the Company's future plans for the development of its networks. By way of introduction, Officers apologised to Mrs Evans for the confusion which had arisen over arrangements for the previous meeting, at which the presentation was originally due to take place.

The main points of the presentation are outlined below.

Mobile Phone Industry - History

Until 1991 the Government had only granted licences to Vodafone and Cellnet, to operate in the UK. Orange and Mercury were then granted licences and Orange formally launched their

network in 1994. There are currently 13 million mobile phone users in the UK (22% of the population), expected to increase by 40% per annum. Orange currently have 2.2 million customers.

Coverage

Orange expect to have complete "basic" coverage of the UK by the end of the year, but are trying to improve the quality of their coverage and to respond to changing patterns of mobile phone use. Their licence stipulates that they must operate on a frequency of 1800 megahertz. Vodafone and Cellnet operate on higher frequencies, meaning that in practice Orange need more antenna to offer the same coverage as their competitors.

How the System Works

Coverage is established and maintained using a network of antenna placed on masts, towers and other high structures such as churches and tall buildings. Mobile phone companies are willing to, and often do, share sites. Where possible, Orange use structures which are already in place, and often go to lengths to conceal or camouflage their antenna. Discussions are taking place with the National Grid over the use of pylons and new design solutions are being investigated, examples of which were given.

Site Selection Criteria

The following conditions must always be met:

- . Planning permission
- . A legal agreement with a site provider
- . Evidence that a site will work "technically".

Sites are identified based on data held on a Geographical Information System, site trials (use of mobile phones on site) and customer feedback.

Planning Position

The Government are keen to promote mobile communications, but equally have a commitment to protect the environment. Orange are required to adhere to Government policy and follow a code of best practice which was drawn up between themselves and the Government.

In concluding the presentation, Mrs. Evans advised Members that they would be provided with a map showing current and proposed sites in and around Rochford.

Following the presentation, Members put forward questions which were answered as follows:

- . Aerials are unlikely to be removed in the foreseeable future owing to the fact that developing technology is not currently moving away from their use. Although there are developments in the use of satellites, these cannot handle the same volume and demand as a land based network.
- . Orange are responsible for the removal of all antenna, masts, etc. which become redundant.
- . All antenna (including micro cells) need to be linked to equipment stored in some form of cabinet at the base of those structures on which they are located.
- . Orange phones generate radiation 100 times lower than prescribed safety levels.
- . Each PCN antenna operates at 20 watts.
- . Antenna must be located a minimum of just over 2 metres away from inhabited buildings.

To operate properly in ideal conditions, towers can be anything from between 500 yards apart in urban areas to 7 km in rural areas.

- Orange monitor local plan policy and, where conflicts arise, make representations to local authorities accordingly.
- In terms of planning restrictions, Orange are protected to an extent by Government policy, but can be refused permission on grounds of siting and appearance

Members expressed a desire to see more competitive pricing between providers of mobile communications and British Telecom.

In relation to the proposed replacement of a 15 metre-high railway mast in Hockley with a larger one, a Member made a request for Orange technicians to meet with representatives to discuss the issue prior to a decision being taken - Officers and Orange to arrange.

In conclusion, the Chairman thanked Mrs. Evans for the presentation.

On a motion by Councillor C.I. Black and seconded by Councillor Mrs. H.L.A. Glynn it was:

RECOMMENDED

That the informative resolved at the Meeting of Council on 11th February 1999 (Minute 68/99 - Para 2 - F/0408/98/ROC) and reproduced below be placed on all planning permissions in respect of telecommunication towers.

"The applicant's attention is drawn to his responsibilities under the Health and Safety at Work Act 1974 and the Management of Health and Safety at Work Regulations 1992 regarding the safe operation of the telecommunication tower. Such responsibilities include an assessment of the likely exposure levels of the electromagnetic fields in accordance with the National Radiological Protection Board of Guidelines (restrictions on exposure to static and time varying electromagnetic fields and radiation), documents of the NRPB 4.5,7-63(1993) and any necessary resultant appropriate action. Furthermore, as advised in PPG8, the Health and Safety Executive or the responsible enforcing authority for activities controlled under the Wireless Communication Licensing Regime."

The Meeting closed at 8 40pm.



Rochford District Council
To the meeting of:

TRANSPORTATION AND ENVIRONMENTAL SERVICES

On:

23RD MARCH 1999

Report of:

HEAD OF ADMINISTRATIVE AND MEMBER SERVICES

Title.

MINUTES OF THE TRANSPORTATION SUB-COMMITTEE

Author

P.J. Dixon

Report Approved By

At a meeting held on 9th March 1999. Present: Councillor Mrs. J.M. Giles (Chairman), G.C. Angus, J.M. Dickson, D M. Ford, Mrs. J.E. Ford, Mrs. H.L.A. Glynn, R.A. Pearson, T.A. Powell and Mrs. M.J. Webster.

Apologies: Councillor V.D. Hutchings.

Substitute: Councillor R.E. Vingoe.

Non-Members Attending: Councillor P A. Beckers.

100. MINUTES

The Minutes of the Meeting of 7th January 1999 were approved as a correct record.

Since the previous Meeting a number of complaints had been received in relation to the Dial-a-Ride scheme Members requested that the information be passed through to the appropriate Officer and for assurance that the review would commence at the beginning of April.

101. PROPOSED DIVERSION OF PUBLIC FOOTPATHS 4 AND 5, PAGLESHAM

The Sub-Committee considered the report of the Head of Legal Services, outlining the details of a proposed diversion to footpaths in Paglesham and seeking authority under Section 119 of the Highways Act 1980 to undertake the changes as shown

Officers advised the Sub-Committee that following approval, the preliminary proposals before them would go to formal consultation, before returning to Members again for final agreement.

Members supported the recommendation but were eager to see that any diverted paths across farmland should be identifiable to a standard sufficient enough to avoid unnecessary problems arising between landowners and the public.

It was:

RECOMMENDED

That subject to Caleb Rainer Limited agreeing to bear the costs of all necessary accommodation works, together with the Council's expenses recoverable under the Local Government (Recovery

of Costs for Public Path Orders) Regulations 1993 as amended, the proposal to divert footpath 4 to the route A-B-C-D-G, and footpath 5 to the route A-B-C-H as indicated on the map annexed to the report, be approved in principle and the Head of Legal Services be authorised to take all necessary steps to secure the making and confirmation of a Public Path Diversion Order under the terms of Section 119 of the Highways Act 1980 (HLS)

102. BREAKING THE LOGJAM - DETR CONSULTATION PAPER

The Sub-Committee considered the report of the Head of Corporate Policy and Initiatives, outlining the contents of a DETR Consultation Paper in respect of the Government's proposals on fighting road traffic congestion and pollution, through road use and workplace parking charges

Members acknowledged that the scheme proposed could be workable in a large urban area like London, but felt that it was totally inappropriate for a rural district such as Rochford. Charging, in particular, was a very contentious issue. A number of reservations were expressed, specifically:

- That the paper makes no distinction between regions which vary dramatically in terms of economic and geographical make up, e.g. urban and rural areas
- There is no provision for out-of-hours workers, the elderly, disabled people, the low paid, carers and district nurses - there appears to be no distinction between short and long-stay parking.
- If exemptions to workplace parking charges were to be put in place, who would draw up the criteria? Would the Government be making a social judgement by doing this? How would the criteria be implemented?
- Car park charges would lead to a greater number of vehicles parked on roads and all the associated problems which go with that
- The Local Authority could not meet the administrative cost of effectively policing the scheme and introducing policies to combat any problems that arise.
- Towns and cities offer alternative modes of transport. In remote rural communities where a car is the only viable mode of transport and where, in many cases, finances are already tight, the proposed charges could have a potentially devastating effect. Therefore, until adequate and reliable public transport is available, the scheme is unworkable.
- 75% of the local population commute out of the district to work. Proposed charges would do nothing to improve this or to encourage tourism.
- Charges would have to be implemented on a countywide basis so as to avoid discouraging unfair competition between communities which are already struggling to survive. This might still cause problems in terms of cross-border competition, attracting tourists and commuters to other Local Authority areas.
- Monies raised from the scheme should be distributed nationally, so as to balance out the addressing of problems in both urban and rural areas. If this were not so, there might be grave financial implications for districts opting out of the scheme.

The Sub-Committee felt that the District suffered from more problems than most rural communities owing to it being located on a peninsular, with no traffic passing through and few major road networks leading only to the west, which are already overburdened. One Member pointed out that in Singapore, where similar measures were implemented, the number of road users was reduced by 20%, but this was the very people who were already suffering the most - the poor.

Members raised concerns over the Government's method of consultation, pointing out that the various papers emerging from the White Paper all have a bearing on one another, but that each is expected to be evaluated on its own. It was felt that this could not be done adequately because Members are unable to get a proper perspective of all the major issues.

Officers were asked to pass on the District's concerns to all affiliated groups and associations who are in a position to provide support.

In concluding the debate, a Member asked for assurances of proper consultation between the District and the County Council. Officers responded by advising that the Local Transport Panel acts as a mechanism for consultation and is usually attended by five nominated Members. The next meeting was due to take place on 10th March 1999.

On a motion by Councillor D.M. Ford and seconded by Councillor R.A. Pearson it was:

RECOMMENDED

(1) That the comments in the report, together with additional comments expressed by Members at this Meeting, form the basis of the Council's response to the DETR Consultation Paper 'Breaking the Logjam.'

(2) That both the Government and Essex County Council (as administrators of the proposed scheme) be advised of:

(i) The Council's desire to see the Rochford District exempted from road user and workplace parking charges unless alternative proposals, workable in a predominantly rural area, can be suggested.

(ii) The Council's concerns over the financial implications for Local Authorities. (HCPI)(TP)

The Meeting closed at 9.05pm.

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Rochford District Council
To the meeting of

COMMUNITY SAFETY SUB-COMMITTEE

On. 23RD JUNE 1999

Report of HEAD OF ADMINISTRATIVE AND MEMBER SERVICES

Title. MINUTES OF THE COMMUNITY SAFETY SUB-COMMITTEE

Author: A Wyatt

Report Approved By.

At a Meeting held on 10th March 1999 Present: Councillors D.E. Barnes (Chairman), P.A. Beckers, D.M. Ford, K.A. Gibbs, Mrs. J. Helson, Mrs. S.J. Lemon, R.A. Pearson, T.A. Powell and D.A. Weir.

Apologies: Councillors G.C. Angus, D.R. Helson and Mrs. W.M. Stevenson

Substitutes: Councillors Mrs. J.E. Ford and Mrs. M.S. Vince.

Visiting: Councillor J.M. Dickson.

111. POLICE REPRESENTATIVE - ESSEX COUNTY COUNCIL REPRESENTATIVE

The Committee welcomed Chief Inspector Steve Botrill from Essex Police who attended the meeting representing the Police and who was soon to become Chief Inspector (Operations) for the District in place of Chief Inspector King. Members also welcomed Mr Roger Sinden from Essex County Council and the Sub-Committee were advised that Mr Sinden was Essex County Council's representative for all its functions in relation to the Crime & Disorder Act and also on the Primary Care Group.

112. MINUTES

The Minutes of the Meeting held on 10th February 1999 were approved as a correct record subject to the inclusion of "Illegal Parking and Harassment" as two additional Primary Objectives under Minute 106 (Crime & Disorder Strategy - Update) as resolved at the Community Services Committee on 2nd March 1999.

113. CRIME & DISORDER REDUCTION STRATEGY - UPDATE ON CURRENT SITUATION

The Sub-Committee considered the report of the Chief Executive which updated Members on the current situation regarding the preparation of the Crime & Disorder Reduction Strategy specifically relating to the primary objectives.

By way of introduction the Chief Executive advised Members that Rochford was one of six partners involved in the preparation of the Crime & Disorder Strategy for the Rochford District. The final document would be well indexed with explanations of the relationship between the partners. The relationship between the Police and Rochford District Council as outlined under key partners input would be expanded to fully appreciate the three years of partnership working which had taken place to date. In respect of the Primary Objectives Members were advised that

five to seven was the optimum number acceptable and that the other key partner organisations had expressed some concern at the inclusion of two extra objectives considering the Police view that the issues of illegal parking and harassment were dealt with as "business as usual".

The Chairman of the Sub-Committee took Members page by page through the final draft of the Crime & Disorder Reduction Strategy which had been prepared further to discussions at the last Meeting of this Sub-Committee and consultation with other partner organisations. Members' comments were made specifically in relation to the following pages

Page 13

Members were reminded by the Chief Executive that, according to the Government's 1998 Index of Deprivation, Rochford rated 223 out of 354 Districts and that this may impact on the likelihood of specific resource allocations from Central Government.

Page 14

A Member expressed concern at the Crime & Disorder figures outlined in Essex County Council's "Sustainability Report for Essex". In response the Police advised that Essex was one of the safest Counties in the country with Rochford being one of the County's safest Districts.

Page 15

The Sub-Committee considered that the Highways Authority should be included in the breakdown of partners and their functions. It was also considered that the list should be itemised to keep Essex County Council functions together.

Page 16

Members noted that two new GATSO cameras had been installed within the District and considered that they should be included in the paragraph relating to speeding.

Page 17

Members considered that the four Wards which had shown areas of concern should be put into an order, with Rochford Roche Ward being the highest priority followed by Rochford St Andrews, Rochford Eastwood and Rayleigh Grange and Rawreth. Members further considered that the paragraphs relating to the areas of concern should follow the example of Rayleigh Grange and Rawreth insofar as only parts of Wards were of concern. Members did not want to see complete Wards stigmatised in any way.

Page 18

On the subject of key objectives it was considered that the issue of illegal parking could be included with the objective relating to speed reduction under the heading "Road Safety". On the issue of harassment Members were divided as to how and where it could be included within the overall context of primary objectives. It was considered that paragraph 6.4 could be amended to ensure that the issue of harassment was identified as an issue which merited highlighting throughout the strategy.

Page 21

Members raised concern at the current delays experienced in street lighting being reinstated following fault reporting, bearing in mind the inclusion of street lighting within the strategy. A third point under point 3 was added as below.

(c) Maintenance of Street Lights

In relation to points 5 and 6 Members wished to seek cost measurement systems put in place as part of Risk Management for both District and County Council buildings. Members wished to

encourage the provision of "out of school activities" for youths although questioned the County Council's closure of some projects.

Page 22

Members were pleased to see the review of mobile CCTV as detailed in point 13.

Page 23

Concern was expressed specifically in relation to no definite date being provided in relation to point 3 and the Sub-Committee were advised that attempts were being made to ensure that this and other blank dates were completed for the final version of the document.

Page 24

In relation to Drug Treatment Programmes (point 2) Members were advised that the service was mainly Probation led although there were some GP referrals. It was considered that due to current delays in the system -as advised by a Member - consideration could perhaps be given to the provision of more facilities within the District. Considering point 4, Members questioned whether Rochford District Council, in its role as social landlord, would also be involved in the protocol relating to drug abusing tenants. On point 12, Members noted that the training programme for staff and contractors in relation to the collection of drug related debris would be on-going.

Page 26

In relation to point 4 and in response to questions Members were advised that the "hard to reach" groups included the lesbian/gay/bisexual community and ethnic groups. The establishment of a protocol in relation to point 6, information sharing between Authority's specifically in relation to Domestic Violence, would need to be looked into.

Page 27

The Chief Executive advised Members that the final document would be properly launched and the invitation to the press would also include the two new newspapers which had recently been launched.

Page 29

The issue of an improved programme of facilities at Grange Community Centre (point 7) was considered as a priority issue. In relation to point 3 (victims of repeated burglary) Members considered the Police's current tactic of targeting known burglars was to be supported

Page 30

Members considered that Parish and Town Councils may be in a better position than Essex County Council to establish a framework for developing community involvement to identify crime and disorder strategies for all of the District. (Point 18)

Page 31

In respect of point 11 (Develop Pre-School Programmes and Family Literacy Courses), Members noted that the action should be to develop Pre-School Programmes and Family Parenting Courses. Schemes in relation to literacy would also encompass numeracy. These points would be the same across all four Wards identified as having need for priority action. Members were further advised that a review of homelessness accommodation and that for those leaving care in the District was proposed (point 12).

Page 32

Regarding point 16 (provide constructive facilities with mentoring and outreach capacity) - Members considered that although the youth bus visited the Rochford St Andrews Ward twice weekly there was still a need to provide further facilities in the area.

Page 33

Members were pleased to see recognition of St Mark's Field within the strategy (point 8) although they wished to see the issue resolved sooner rather than later.

Page 35

In relation to point 10 (Improve access to GP's and other services in this area), Members were advised of details of a scheme to encourage more General Practitioners to practise within the Rochford District.

Page 37

In response to Members' questions, the Police advised that in respect of point 2 (Identify key areas and develop a policy and programme of measures to address illegal parking), they carried out measures to address illegal parking as part of their day-to-day work and so shouldn't be included as a leading agency in the scheme.

Page 39

In respect of point 8.2 Members were advised that in addition to the formal six monthly reviews of the Crime & Disorder Strategy it was the intention to review progress on a quarterly basis.

Members considered that their comments should be incorporated into the final document. It was further considered that the Extraordinary Meeting of Full Council on 24th March would be unnecessary as the matter could be discussed with Group Leaders and then resolved through an Urgency Sub-Committee

RECOMMENDED

That Members' comments be included within the Draft Crime & Disorder Strategy and that subject to these comments being incorporated, the document be approved as the Crime & Disorder Strategy for the Rochford District. (CEX)

The Meeting closed at 9.30pm.

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ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 11th March 1999. Present: Councillors D.A. Weir (Chairman), R. Adams, R.S. Allen, G.C. Angus, D.E. Barnes, P.A. Beckers, C.I. Black, J.M. Dickson, Mrs J.E. Ford, Mrs J.M. Giles, Mrs H.L.A. Glynn, A. Hosking, V.D. Hutchings, V.H. Leach, Mrs. S.J. Lemon, R.A. Pearson, T.A. Powell, Mrs W.M. Stevenson, S.R. Telis, Mrs. M.S. Vince, R.E. Vingoe, Mrs M.J. Webster, P.F.A. Webster and Mrs M.A. Weir.

Apologies. Councillors D.M. Ford, G. Fox, E.L. Francis, K.A. Gibbs, Mrs J. Hall, N. Harris, D.R. Helson, Mrs. J. Helson, Mrs. A.R. Hutchings and C.R. Morgan.

97. MARTIN GOODMAN

Members welcomed Mr Martin Goodman, Assistant Solicitor, who was attending his first meeting of the Planning Services Committee.

98. MINUTES

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

99. MEMBERS' INTERESTS

Members interests relating to the schedule of development Applications and Recommendations (Minute 100) were received as follows.-

Para. D1 - Councillor Mrs H.L.A. Glynn declared a non-pecuniary interest by virtue of being this Council's representative on the Crouch Harbour Authority.

Paras. D2 and D3 - Councillor Mrs. H.L.A. Glynn declared a pecuniary interest by virtue of her acquaintance with the architect and left the meeting whilst the matter was discussed

100. SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Head of Planning Services submitted a Schedule of Development Applications for consideration and a list of Planning Applications and Building Regulation Applications decided under delegation.

Para. D1 - F/0694/98/ROC - Essex Marina, Creeksa Ferry Road, Wallasea Island

Proposal - Remove existing roundabout and flood gates; extend concrete ramp to provide access over the sea wall to regraded existing slipway; including provision of steel piled jetty to support travel lift boat hoist.

Add Informative regarding Access to boats using slip-way

Resolved

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

Para. D2 - F/0608/98/ROC - 33 Western Road, Rayleigh

Proposal - Erect 1 detached five bed house (demolish existing dwelling) (revised application following F/0143/98/ROC)

Members considered that the application, for the reasons set out below was not an appropriate form of development, compatible with the standard of the Western Road area

Resolved

That the application be refused for the following reasons

- 1 The application site comprises a plot of land on Western Road, which is characterised by mainly large individually designed dwellings set within substantial grounds.

The 5 bed detached house proposed would, by reason of its size and scale relative to the site width and depth, constitute a cramped overdevelopment of the site incompatible and out of character with the general form of the area. Such development, if permitted, would also leave a garden disproportionate in size to the dwelling relative to the prevailing characteristics of the area.

- 2 If permitted, this proposal would create a precedent for similar development elsewhere and in particular on the site of the proposal subject of application Ref. F/0609/98/ROC namely two houses on land to the South

Taken together, the three dwellings would be out of keeping with the established character of the area which is overwhelmingly made up of individually designed, well-spaced dwellings set within large plots

Furthermore, the area to the front of each dwelling is relatively limited and the vehicular parking likely to be generated by dwellings of this size would dominate the frontage of the three properties which again, would be out of keeping with and detrimental to the street scene.

3. The proposed dwelling has three windows in the rear elevation at first floor level and the bungalow chalet it replaces has none. This will lead to much greater potential for overlooking and a significant reduction in the residential amenity which the occupants of No. 31 Western Road (to the rear of the application site) currently enjoy.

Overlooking of this property would be compounded if the dwellings proposed to the South (F/0609/98/ROC) were also built and there would be a dominating effect due to three dwellings, resulting in an unacceptable reduction in the amenities currently enjoyed by the occupants of this property

Note: Pursuant to Standing Order 24(4) Councillors Mrs J.M. Giles, V.H. Leach, Mrs W.M. Stevenson and Mrs M.S. Vince wished it recorded that they abstained from voting on this application

Para. D3 - F/0609/98/ROC, 35 Western Road, Rayleigh

Proposal - Erect 2 detached five bed houses (demolish existing dwelling) revised application following F/0144/98/ROC

Members considered that the application, for the reasons set out below, was not an appropriate form of development, compatible with the standard of the Western Road area.

Resolved

That this application be refused for the following reasons

- 1 The application site comprises a plot of land in Western Road, which is characterised by mainly large individually designed dwellings, set within substantial grounds.

The 5 bed detached houses proposed, would by reason of their size and scale relative to the site width and depth, constitute a cramped overdevelopment of the site, incompatible and out of character with the general form of the area. Such development, if permitted, would also leave gardens disproportionate in size to the dwellings relative to the prevailing characteristics of the area.

2. If permitted, this proposal would create a precedent for similar development elsewhere and in particular on the site of the proposal subject of application Ref. F/0608/98/ROC namely one house on land to the North.

Taken together, the three dwellings would be out of keeping with the established character of the area which is overwhelmingly made up of individually designed well-spaced dwellings set within large plots.

Furthermore, the area to the front of each dwelling is relatively limited and the vehicular parking likely to be generated by dwellings of this size would dominate the frontage of the three properties which, again, would be out of keeping with and detrimental to the street scene.

3. The proposed dwellings have windows in the rear elevation at first floor level. This will lead to much greater potential for overlooking and a significant reduction in the residential amenity which the occupants of No. 31 Western Road (to the rear of the application site) currently enjoy

Overlooking of this property would be compounded if the dwelling proposed to the North (F/0608/98/ROC) were also built and there would be a dominating effect due to three dwellings, resulting in an unacceptable reduction in the amenities currently enjoyed by the occupants of this property

Note: Pursuant to Standing Order 24(4) Councillors G.C. Angus, Mrs J.E. Ford, Mrs J.M. Giles, V.H. Leach, Mrs W.M. Stevenson and Mrs M.S. Vince wished it recorded that they abstained from voting on this application

Para. D4 - F/0178/98/ROC - Murco Service Station, London Road, Rawreth

Proposal - Erect petrol filling station incorporating shop revised traffic circulation layout, new forecourt plus car and jet wash facilities (demolish existing filling station).

Resolved

That Planning Permission be refused for the reason set out in the schedule.

Para. 5 - F/0415/98/ROC, 399 Little Wakering Road, Little Wakering

Proposal - Ground floor side extension to provide five additional bedrooms

Consideration of this item was deferred for a Member site visit. It was requested by Members, that as British Summertime begins on 28th March, the site visit be conducted on a weekday evening at 7pm.

Resolved

That a Member site visit be arranged (HAMS)

Para. 6 - F/0166/98/ROC - East Rawreth Industrial Estate, Victoria Avenue, Rayleigh

Proposal - revisions to plots 53-66, 79-81 and 106 (including deletion of some plots) and erect 18 dwellings

Concern was expressed by Members during discussion of this application regarding the site boundaries, drawn by the applicant, not including car parking for 2 plots which had been omitted from within the application site but included within the following item. An extra condition was added to cover this matter, to ensure car parking provision for plots 53 and 54 was concurrently provided. Members further noted that Condition 13 was to be an informative and not a Condition.

Resolved

That this application be approved subject to the conditions set out in the schedule, including the extra condition and the informative outlined above.

Para. 7 - F/0165/98/ROC - East Rawreth Industrial Estate, Victoria Avenue, Rayleigh

Proposal - revisions to plots 46, 47 and 50-52 to provide revised communal parking area

Members noted that Condition 13 was to be an Informative and not a Condition.

Resolved

That this application be approved subject to the conditions set out in the schedule and the informative outlined above.

Para. 8 - F/0456/98/ROC - Land adjacent 14 Eldon Way, Hockley

Proposal - variation of condition 5 of planning permission ref: F/0208/90/ROC to allow use of approved factory extension for manufacture of metal fabrications (Class B)

Consideration of this item was deferred for a Member site visit.

Resolved

That a Member site visit be arranged. (HAMS)

Para. 9 - 99/00001/FUL - Ropers Farm, Mucking Hall Road, Barling Magna

Proposal - erect single storey building comprising 8 stables, tack room and feedstore

Consideration of this item was deferred for a Member site visit.

Resolved

That a Member site visit be arranged. (HAMS)

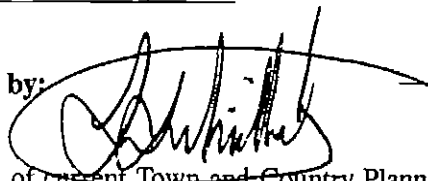
The meeting closed at 9 30 p.m.

minsmar11

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 11TH MARCH 1999

The enclosed reports have been approved by:



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

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

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

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



PLANNING SERVICES COMMITTEE 11TH MARCH 1999

DEFERRED ITEMS

- D.1 F/0694/98/ROC JOHN WOOD PAGE 1
REMOVE EXISTING ROUNDABOUT AND FLOODGATES, EXTEND
CONCRETE RAMP TO PROVIDE ACCESS OVER SEA WALL TO
REGRADED EXISTING SLIPWAYS, INCLUDING PROVISION OF
STEEL PILED JETTY TO SUPPORT TRAVELIFT BOAT HOIST.
ESSEX MARINA CREEKSEA FERRY ROAD WALLASEA ISLAND
- D.2 F/0608/98/ROC NICK BARNES PAGE 4
ERECT ONE DETACHED 5-BED HOUSE (DEMOLISH EXISTING
DWELLING) (REVISED APPLICATION FOLLOWING
F/0143/98/ROC)
33 WESTERN ROAD RAYLEIGH
- D.3 F/0609/98/ROC NICK BARNES PAGE 8
ERECT TWO DETACHED 5-BED HOUSES (DEMOLISH EXISTING
DWELLING) (REVISED APPLICATION FOLLOWING
F/0144/98/ROC)
35 WESTERN ROAD RAYLEIGH
- D.4 F/0178/98/ROC MARTYN WILLIAMS PAGE 12
ERECT PETROL FILLING STATION INCORPORATING SHOP,
REVISED TRAFFIC CIRCULATION LAYOUT, NEW FORECOURT
PLUS CAR AND JET WASH FACILITIES (DEMOLISH EXISTING
FILLING STATION)
MURCO SERVICE STATION LONDON ROAD RAWRETH

SCHEDULE ITEMS

5. F/0415/98/ROC JOHN WHITTAM PAGE 15
GROUND FLOOR SIDE EXTENSION TO PROVIDE 5 ADDITIONAL
BEDROOMS
399 LITTLE WAKERING ROAD LITTLE WAKERING
- 6 F/0166/98/ROC JOHN WHITTAM PAGE 19
REVISIONS TO PLOTS 53-66, 79-81 AND 106 (INCLUDING
DELETION OF SOME PLOTS) AND ERECT 18 DWELLINGS
EAST RAWRETH IND ESTATE VICTORIA AVENUE RAYLEIGH
- 7 F/0165/98/ROC JOHN WHITTAM PAGE 25
REVISIONS TO PLOTS 46, 47 AND 50-52 TO PROVIDE
REVISED COMMUNAL PARKING AREA
EAST RAWRETH IND ESTATE VICTORIA AVENUE RAYLEIGH

8 F/0456/98/ROC JOHN WHITTAM PAGE 29
VARIATION OF CONDITION 5 OF PLANNING PERMISSION REF
F/0208/90/ROC TO ALLOW USE OF APPROVED FACTORY
EXTENSION FOR MANUFACTURE OF METAL FABRICATIONS
(CLASS B).
LAND ADJ 14 ELDON WAY HOCKLEY

9 99/00001/FUL ANITA WOOD PAGE 33
ERECT SINGLE STOREY BUILDING COMPRISING EIGHT
STABLES, TACK ROOM AND FEED STORE
ROPER'S FARM MUCKING HALL ROAD BARLING MAGNA

Q. 16

PLANNING SERVICES COMMITTEE

11TH MARCH 1999

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

D 1

F/0694/98/ROC PARISH OF CANEWDON

ESSEX MARINA, CREEKSEA FERRY ROAD, WALLASEA ISLAND

REMOVE EXISTING ROUNDABOUT AND FLOODGATES; EXTEND CONCRETE RAMP TO PROVIDE ACCESS OVER THE SEA WALL TO REGRADED EXISTING SLIPWAYS, INCLUDING PROVISION OF STEEL PILED JETTY TO SUPPORT TRAVELIFT BOAT HOIST

Applicant: ROBIN LEVY

Zoning: Metropolitan Green Belt; Roach Valley Conservation Zone,
Special Landscape Area, Coastal Protection Area

Deferred Report

- 1 1 This item was deferred for a Members site visit, the earlier and corrected report and recommendation follows attached to assist Members consideration.

Planning Application Details

- 1.2 This application relates to improvements and additions to the existing arrangements for launching and recovering boats at the Essex Marina and associated boatyard. Currently, one of the two existing slipways is accessed through removable floodgates in the sea wall and the other via a ramp over the sea wall. The application proposes to replace the floodgates and close the sea wall by means of a graded semi-circular concrete apron to give a ramped access over the sea wall for all boat movements.
- 1.3 The concrete apron will extend across the end of the access roadway, which is private from the junction with Creeksea Ferry Road, and necessitate the removal of the roundabout below the Harbour Master's Office which has a tree and a number of shrubs planted in the middle thereof
- 1 4 The westernmost slipway which is currently served by a ramped approach is to be raised to the top of the sea wall beyond which it will slope gently for the first 42 metres to an open steel pile braced structure which will support tracks for a travelling hoist for larger boats. Boats could also be launched from the end of the concrete platform by fork lift truck. The end of the hoist structure will extend out as far as the existing fuel barge which is moored at the end of the first marina pontoon
- 1.5 The revised gradient of the eastern most slipway will be much shallower and is intended for the trailer launching of smaller boats.
- 1 6 A public footpath currently runs along the top of the sea wall to either side of the existing slipways and a difficult route needs to be negotiated to travel from one side to the other. The new proposals will give an uninterrupted route along the top of the new apron approaching the slipways

- 1.7 In a letter accompanying the application, it is stated that this proposal is a prelude to a further application for the comprehensive development of the site involving the majority of the buildings, the Wardroom Hotel, car parking and open boat storage areas to provide modern buildings in keeping with the requirements of chandlers, sail makers, marine engineers, boat builders and repairers and modernised licenced facilities
- 1.8 The current application is submitted however because it is important that the facility is installed and operational by next Spring. The installation of the new travel hoist facility does not depend on any of the other site works proposed since the hauling and launching of boats is a stand alone facility which will use the open boat storage facilities in their existing form
- 1.9 There is no relevant planning history on the site

Consultations and Representations

- 1.10 **Canewdon Parish Council, Ramblers Association, Essex Wildlife Trust, Rochford Hundred Amenities Society** - No comments received at the time of writing but will be reported at the meeting if received
- 1.11 **Crouch Harbour Authority** - No objection in principle but a works licence will be required and details of any necessary dredging submitted. (The applicants have now confirmed that no dredging will be necessary).
- 1.12 **Environment Agency** - The prior written consent of the Agency for the proposed structures and works will be required under various relevant Acts.
- 1.13 **Head of Health, Housing and Community Care** - No adverse comments subject to Standard Informative SI16 being attached to any consent granted
- 1.14 **Head of Environmental Policy and Initiatives** - Reports that the proposal could well affect the local environment and due to the sensitive nature of the site English Nature's comments should be heeded to ensure Policy RC3 could be met.
- 1.15 **English Nature** - Are of the opinion that the proposal would not adversely affect the conservation objectives or integrity of the Crouch and Roach Estuaries Special Protection Area and Ramsar Site and is not directly connected with the management of the site for nature conservation. If carried out in the manner specified, this project will not, in the opinion of English Nature, adversely affect the conservation objectives and the integrity of the site. This advice also applies to the Site of Special Scientific Interest. English Nature is of the opinion that the proposal will not affect the wildlife interest of the site.
- 1.16 **Maldon District Council** - No objection.
- 1.17 An individual with an interest in the **Roach Valley Conservation Zone** cannot support the application for the following reasons:-
1. The proposed structure would have a detrimental visual impact on the area.
 2. It is immediately adjacent to the revised coastal ESA proposed recently by MAFF and the views from there should be considered.
 3. Is the proposal really necessary, are there sufficient large boats to justify such an ugly structure being put into such a sensitive area?



4. Have any hydrological studies been carried out to determine the effect of the changes on the water flow and the river bed? It is realised it is an open structure but raising and extending the concrete slipway could result in changes to the river bed and accumulation of silt and with the anticipated increase in tide levels, raising the concrete to the top of the sea wall could lead to flooding. Alternatively, there may be a further application to increase the amount of concrete

Material Planning Considerations

- 1.18 Whilst the basic Essex Marina site is within the Metropolitan Green Belt, the main site of this application is in an area of no notation on the Local Plan within the River Crouch. The Marina could be regarded as a Major Developed Site in the Green Belt as referred to in Annex C of PPG2 where redevelopment may be permitted.
- 1.19 The Local Plan recognises in Chapter 6, Leisure and Tourism, that Essex Marina is the most appropriate location for increases in pontoon and mooring facilities to which this proposal will be complementary.
- 1.20 The application is basically for replacement and improved facilities for an important leisure facility which is an asset to the District providing facilities on the heavily populated area south of the river to complement those on the north.
- 1.21 Although the new slipways and travelling hoist will be more prominent than those existing, they will be viewed in the context of the much larger docking facilities and vessels at the nearby Baltic Wharf to the west and are not out of character in this type of location. The travel hoist that currently operates here has to be totally immersed in water when used with consequent difficulties in bad weather and the high level of siltation means the present slipways are frequently unusable.
- 1.22 The revised arrangements for continuing and joining the footpath along the sea wall between the slipways will be a much safer and more convenient arrangement than the existing and is to be welcomed
- 1.23 Although the removal of the roundabout resulting in the loss of trees and shrubs is somewhat regrettable, it is arguable that they are inappropriate in this location and that overall environmental improvements will ensue as a result of this development and the further planned improvements to the general Marina complex.
- 1.24 English Nature and the Crouch Harbour initially expressed concerns regarding the possible need for and effects of dredging, but the applicants have written to confirm that no dredging will be required to enable the new construction to take place.

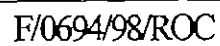
Recommendation

- 1.25 The Corporate Director (Law, Planning and Administration) recommends that this application be approved subject to the following condition:-

01 TIME LIMITS FULL SC4

02 MATERIALS TO BE USED SC14





F/0608/98/ROC RAYLEIGH TOWN COUNCIL AREA33 WESTERN ROAD, RAYLEIGH

ERECT ONE DETACHED 5-BED HOUSE (DEMOLISH EXISTING DWELLING) (REVISED APPLICATION FOLLOWING F/0143/98/ROC)

Applicant: MESSRS LODBURY HOMES

Zoning: Residential

Deferred Report

- 2.1 This item was deferred for a Members site visit, the earlier report and recommendation follows attached to assist Members consideration.
- 2.2 Since the drafting of the last report the applicants' agents have amended the position of the driveway to minimise the effect on the preserved trees

Planning Application Details

- 2.3 The applicant seeks permission for the erection of one detached 5-bed house with integral double garage which replaces an existing bungalow chalet fronting Western Road. A concurrent application (F/0609/98/ROC referred to in the next item) is under consideration for replacement of the chalet to the south with two detached 5-bed dwellings which are different in design to that of the dwelling proposed on this site.
- 2.4 The proposed dwelling (known as plot 3 of the overall development by Lodbury Homes for 3 dwellings) comprises a gabled end roof formation and displays typical characteristics to that of a chalet, especially when viewed from the front elevation, although it is essentially a two storey house. The overall height of the house measures 9.8 metres. The rear of the dwelling comprises three windows at first floor level which face onto the garden of no. 31 Western Road. However, one of these windows is to the landing and therefore, can, if required have obscure glazing. The house also has a part gable frontage reaching 8.3 metres in height, and part gable to the rear measuring 8.2 metres in height.
- 2.5 The existing access to the property would be slightly widened, bringing it closer to a preserved Lime tree which is situated in the verge at the front of the site.
- 2.6 In terms of siting, the proposed dwelling follows the general pattern of development within Western Road with regard to the building line. The separation distance between the proposed dwelling and the site boundaries is 1.5 metres to the south and 1 metre to the north. However, if planning approval on application reference F/0609/98/ROC is not forthcoming, the overall distance from this proposed dwelling and the existing dwelling (No. 35 Western Road) will be 7.2 metres. The rear garden totals 155 square metres while the plot frontage measures 13.7 metres, thereby satisfying the minimum standards contained within Appendix 1 of the Local Plan.

Relevant Planning History

■F/0143/98/ROC

This application proposed the erection of one detached house and the demolition of the existing chalet. If Members may recall, this was presented on the Weekly List No. 422 (week ending 29 May 1998). However, the applicant had lodged an appeal against non-determination prior to a formal decision being made on the application. The applicant is currently holding this appeal in abeyance until a decision is made on the current application.

Consultations and Representations

- 2.7 **Rayleigh Town Council** reiterate their previous comments that they wish to support the existing residents in their objections, on the basis of over-development of this site and that the proposed development would not be in-keeping with the existing and surrounding dwellings/area. The proposed dwelling would be visually intrusive to surrounding dwellings and would contravene Rochford Planning policies. The Town Council are concerned that the roof line appears to be higher and whether the 1 metre separation policy was being applied.
- 2.8 **Essex County Council (County Surveyor)** raises no objections subject to the hardstanding being constructed of permanent materials, crossover details agreed prior to commencement of works, and a 1.8m wide footway along both frontages
- 2.9 **The Council's (Head of Housing, Health & Community Care)** has no adverse comments subject to the Standard Informative SI16 (Control of Nuisances) being attached to any consent granted
- 2.10 **The Council's (Head of Corporate Policy & Initiatives)** reports that if approved in the current form, the proposal will certainly result in root damage/loss to one Lime tree preserved under Tree Preservation Order no 8/89 (T57). It is therefore recommended that the width of the driveway is reduced by 1 metre, i.e. away from the canopy spread.
- 2.11 **The Council's (Head of Leisure & Client Services)** has concerns over the position of the new driveway in relation to the effect upon the preserved lime tree. Therefore, it is recommended that conditions are imposed relating to the position of new driveway.
- 2.12 **Anglian Water Developer Services** has no objections to raise to the proposals
- 2.13 **The Environment Agency** has no objection to the proposed development
- 2.14 Fifteen letters of representation and one petition have been received from a local residents objecting to the proposed development. Most of them refer to the proposal on this site together with that for one dwelling on the adjacent plot to the north. The main area of concern are; over-development; design, spacing and height out of keeping with existing dwellings, impact on the private road which is maintained by residents; dwellings disproportionate to sites. The two dwellings which were recently built between 23-27 Western Road have been criticised and cited as an example of, inter alia, over-development. Other objections include, loss of light and privacy, may lead to on-street parking, problems regarding existing sewage and drainage system; concerns over effects on lime trees; contravention of Policy H24 and several other design policies within the Local Plan. Finally, several residents suggest that the site, together with that adjoining, would be more appropriate for a development of two rather than three dwellings.
- 2.15 In addition, a letter from the M.P. for Rayleigh (Dr Michael Clark) has been received following a visit from a resident within Western Road. The individual brought to the attention both this application and F/0609/98/ROC and that three dwellings in total would be inappropriate. The M.P. agreed with the resident and hoped that the Planning Committee, when considering this application, will bear in mind the nature of Western Road and will not wish to change it by over-development.

Material Planning Considerations

- 2.16 The planning considerations material to the determination of this application are summarised as follows.
- Local Plan Policy;
 - siting and design; and
 - effect on preserved lime trees

LOCAL PLAN POLICY

- 2.17 The site is within the existing residential area as designated within the Rochford District Local Plan (First Review), and therefore, the principle of residential development is established.

SITING AND DESIGN

- 2.18 Although the previous application (F/0143/98/ROC) was recommended for refusal on Weekly List No.422, no formal decision was made owing to the applicants late appeal against non-determination. However, this previous scheme was initially recommended for refusal and therefore the current application must be considered and viewed against the reasons for refusal and differences between the two schemes based on design suitability and effect upon residential amenity.
- 2.19 As previously stated in this report, the proposal meets all the minimum standards contained within Appendix 1 of the Local Plan, although this does not always necessarily signal an automatic approval. The primary consideration therefore centres on the suitability and siting within the plot of the proposed dwelling.
- 2.20 When compared against the previous scheme, the siting of the proposed dwelling has been re-positioned further back into the site, thereby limiting the potential effect within the street scene, as can clearly be illustrated in the 'Reduced Street Impact Study' on drawing number 9746 16. The dwelling is clearly separated by a distance of 1.5 metres to the south and 1 metre to the north, which is a greater margin than some of the existing properties within Western Road. The proposed dwelling is also of an individual design, thereby maintaining the general character of the road which comprises a mixture of dwellings of different architectural styles and sizes.
- 2.21 It is considered that there will be no detrimental effect upon the amenities which the existing residents enjoy. In particular, the dwelling which has the potential to be most effected is the rear garden of the property known as Melden Lodge or no. 31 Western Road. However, this is located some 18 metres away from the proposed dwelling and is partially screened by the existing willow and apple trees.

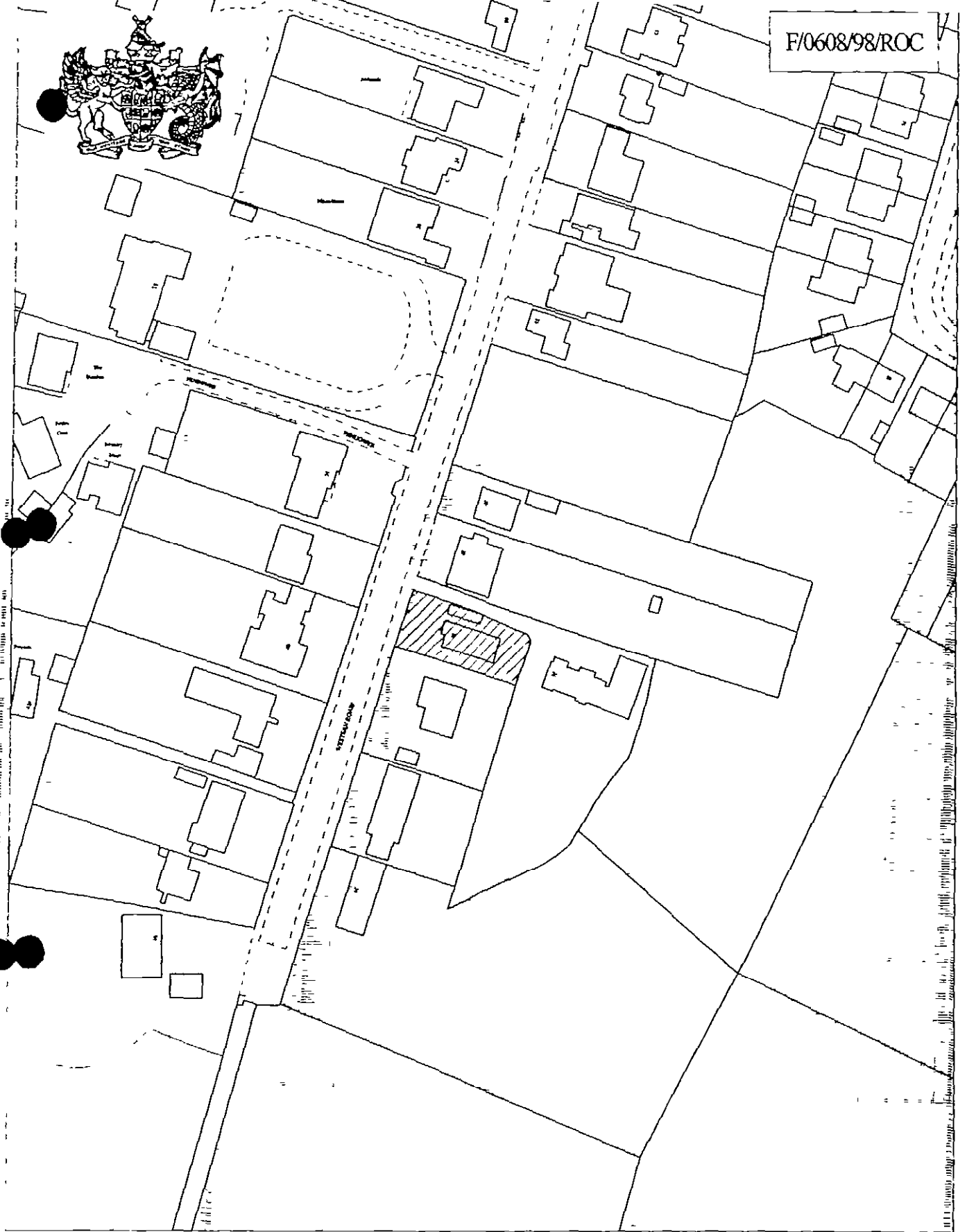
EFFECT ON PRESERVED LIME TREES

- 2.22 The Lime tree (marked T57) to the frontage of the site is preserved by Tree Preservation Order No. 8/89. The previous scheme (F/0143/98/ROC) proposed the widening of the existing access and it was considered that this would result in root damage and/or root loss to T57 and this damage would likely to have serious consequences for the vigour, health and future viability of the tree which forms part of an established avenue of Limes.
- 2.23 The current proposal, to some extent has lessened the potential impact on the preserved lime tree by re-positioning the driveway. However, the Woodlands & Environment Specialist has indicated that the amended position of the access point will still have a detrimental impact upon the root system of the tree. However, the applicant is currently preparing amended drawings, again illustrating a satisfactory position for the driveway. It is therefore considered that the recommendation to delegate will allow this issue to be satisfactorily resolved. In addition, the imposition of Condition No. 11 below, will help protect the said tree during construction work.

Recommendation

- 2.24 The Corporate Director (Law, Planning & Administration) recommends that this application be delegated to the Director to approve subject to:-
- i) the receipt of amended plans to satisfactorily resolve the siting of the driveway and
 - ii) the following heads of conditions and any others found necessary.

- 01 SC4 TIME LIMITS - FULL
 - 02 SC14 MATERIALS TO BE USED (Externally)
 - 03 SC20 PD RESTRICTED-DORMERS
 - 04 SC22 PD RESTRICTED-WINDOWS
 - 05 SC23 PD RESTRICTED-OBS.GLAZING
 - 06 SC50 MEANS OF ENCLOSURE - FULL
 - 07 SC59 LANDSCAPE DESIGN - DETAILS
 - 08 SC69 VEHICULAR ACCESS - DETAILS
 - 09 SC74 DRIVEWAYS - SURFACE FINISH
 - 10 SC81 GARAGE & HARDSTAND
 - 11 SC60 TREE & SHRUB PROTECTION
 - 12 SC9 REMOVAL OF BUILDINGS (Prior to development)
-



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F/0609/98/ROC RAYLEIGH TOWN COUNCIL AREA35 WESTERN ROAD, RAYLEIGH

ERECT TWO DETACHED 5-BED HOUSES (DEMOLISH EXISTING DWELLING)
(REVISED APPLICATION FOLLOWING F/0144/98/ROC)

Applicant. MESSRS LODBURY HOMES

Zoning. Residential

Deferred Report

- 3.1 This item was deferred for a Members site visit, the earlier report and recommendation follows attached to assist Members consideration.
- 3.2 Since the drafting of the last report the applicants' agents have amended the proposed position of the driveways to minimise the effect on the preserved trees

Planning Application Details

- 3.3 The applicant seeks permission for the erection of two detached 5-bed houses with integral double garages which replace an existing chalet fronting Western Road. A concurrent application (F/0608/98/ROC referred to in the previous item) is under consideration for replacement of the bungalow chalet to the north with one dwelling which is different in design to that of the two dwellings proposed on this site
- 3.4 The proposed dwelling on plot 1 of the site (located to the south) comprises an asymmetrical and triangular roof formation and displays typical characteristics to that of a chalet, especially when viewed from the front elevation, although it is essentially a two storey house. The overall height of the house measures 10.0 metres and 5.5 metres at the eaves. The rear of the dwelling comprises three windows at first floor level which face onto the garden of no. 31 Western Road. However, one of these windows is to the bathroom and will therefore have obscured glazing.
- 3.5 The proposed dwelling on plot 2 of the site (located to the north) has, in general, a similar roof formation to that of its neighbour on plot 1, apart from the insertion of a small dormer to the front roof slope to facilitate the inclusion of a games room at second floor level. The house also has a part gable frontage reaching 7.5 metres in height, although the overall height is the same as the dwelling on plot 1 at 10.0 metres. Again, the rear elevation comprises three windows, one of which will be obscure glazed.
- 3.6 The in and out accessway which currently serves the site would be altered at both crossover points to form an individual access to each of the proposed properties
- 3.7 In terms of siting, the two dwellings follow the general pattern of development within Western Road with regard to the building line. The separation distance between the two dwellings is 3.0 metres while to the north and south of the site the 1 metre separation distance is achieved. Each of the rear gardens totals 170 square metres while the plot frontages measure 13.5 metres, thereby satisfying the minimum standards contained within Appendix 1 of the Local Plan

Relevant Planning History

■ F/0144/98/ROC

This application proposed the erection of two detached houses and the demolition of the existing chalet. If Members may recall, this was presented on the Weekly List No. 422 (week ending 29 May 1998). However, the applicant had lodged an appeal against non-determination prior to a formal decision being made on the application. The applicant is currently holding this appeal in abeyance until a decision is made on the current application.

Consultations and Representations

- 3 8 **Rayleigh Town Council** reiterate their previous comments that they wish to support the existing residents in their objections, on the basis of over-development of this site and that the proposed development would not be in-keeping with the existing and surrounding dwellings/area. The proposed dwellings would be visually intrusive to surrounding dwellings and would contravene Rochford Planning policies. The Town Council are concerned at the introduction of a third floor within the roof line appearing to be higher and whether the 1 metre separation policy was being applied.
- 3 9 **Essex County Council (County Surveyor)** raises no objections subject to the hardstanding being constructed of permanent materials, crossover details agreed prior to commencement of works, and a 1.8m wide footway along both frontages.
- 3 10 **The Council's (Head of Housing, Health & Community Care)** has no adverse comments subject to the Standard Informative SI16 (Control of Nuisances) being attached to any consent granted.
- 3 11 **The Council's (Head of Corporate Policy & Initiatives)** states that the driveways, particularly Plot 2, will have a detrimental effect on the preserved lime trees. Therefore, it is strongly recommended that the width of the driveways are reduced and for the drive layout to take the trees into consideration.
- 3 12 **The Council's (Head of Leisure & Client Services)** has concerns over the position of the new driveways in relation to the effect upon the preserved lime trees. Therefore, it is recommended that conditions are imposed relating to the position of new driveways.
- 3.13 **Anglian Water Developer Services** has no objections to raise to the proposals.
- 3.14 **The Environment Agency** has no objection to the proposed development.
- 3.15 Fifteen letters of representation and one petition have been received from a local residents objecting to the proposed development. Most of them refer to the proposal on this site together with that for one dwelling on the adjacent plot to the north. The main areas of concern are, over-development, design, spacing and height out of keeping with existing dwellings, impact on the private road which is maintained by residents; dwellings disproportionate to sites. The two dwellings which were recently built between 23-27 Western Road have been criticised and cited as an example of, inter alia, over-development. Other objections include; loss of light and privacy, may lead to on-street parking, problems regarding existing sewage and drainage system, concerns over effects on lime trees; contravention of Policy H24 and several other design policies within the Local Plan. Finally, several residents suggest that the site, together with that adjoining, would be more appropriate for a development of two rather than three dwellings.
- 3.16 In addition, a letter from the M.P. for Rayleigh (Dr Michael Clark) has been received following a visit from a resident within Western Road. The individual brought to the attention both this application and F/0608/98/ROC and that three dwellings would be inappropriate. The M.P. agreed with the resident and hoped that the Planning Committee, when considering the application, will bear in mind the nature of Western Road and will not wish to change it by over-development.

Material Planning Considerations

- 3.17 The planning considerations material to the determination of this application are summarised as follows

- Local Plan Policy,
- siting and design; and
- effect on preserved lime trees

LOCAL PLAN POLICY

- 3.18 The site is within the existing residential area as designated within the Rochford District Local Plan (First Review), and therefore, the principle of residential development is established.

SITING AND DESIGN

- 3.19 Although the previous application (F/0144/98/ROC) was recommended for refusal on Weekly List No 422, no formal decision was made owing to the applicants late appeal against non-determination. However, this previous scheme was initially recommended for refusal and therefore the current application must be considered and viewed against the reasons for refusal and differences between the two schemes based on design suitability and effect upon residential amenity
- 3.20 As previously stated in this report, the proposal meets all the minimum standards contained within Appendix 1 of the Local Plan, although this does not always necessarily signal an automatic approval. The primary consideration therefore centres on the suitability and siting within the plots of the proposed dwellings.
- 3.21 When compared against the previous scheme, the siting of the proposed dwellings have been re-positioned further back into the site, thereby limiting the potential effect within the street scene, as can clearly be illustrated in the 'Reduced Street Impact Study' on drawing number 9746 16. The two dwellings are clearly separated by a distance of 3.0 metres, which is a greater margin than some of the existing properties within Western Road. The proposed dwellings are also of an individual design, thereby maintaining the general character of the road which comprises a mixture of dwellings of different architectural styles and sizes.
- 3.22 It is considered that there will be no detrimental effect upon the amenities which the existing residents enjoy. In particular, the dwelling which has the potential to be most effected is the rear garden of the property known as Melden Lodge or no 31 Western Road. However, this is located some 12-13 metres away from the proposed dwellings and is partially screened by the existing trees.

EFFECT ON PRESERVED LIME TREES

- 3.23 The three lime trees (marked T61, T62 and T63) to the frontage of the site are preserved by Tree Preservation Order No. 8/89. The previous scheme (F/0144/98/ROC) proposed the widening of the existing accesses and it was considered that this would result in root damage and/or root loss to T62 and this damage would likely to have serious consequences for the vigour, health and future viability of the tree which forms part of an established avenue of Limes.
- 3.24 The current proposal, to some extent has lessened the potential impact on the preserved lime trees by re-positioning the driveways. However, the Woodlands & Environment Specialist has indicated that the amended positions of the access points will still have a detrimental impact upon the roots systems of the trees. However, the applicant is currently preparing amended drawings, again illustrating a satisfactory position for the driveways. It is therefore considered that the recommendation to delegate will allow this issue to be satisfactorily resolved. In addition, the imposition of Condition No. 11 below, will help protect the said trees during construction work.

Recommendation

3 25 The Corporate Director (Law, Planning & Administration) recommends that this application be delegated to the Director to approve subject to.

- 1) the receipt of amended plans to satisfactorily resolve the siting of the driveways in relation to the preserved trees and
- 11) the following heads of conditions and any others found necessary -

01 SC4 TIME LIMITS - FULL

02 SC14 MATERIALS TO BE USED (Externally)

03 SC20 PD RESTRICTED-DORMERS

04 SC22 PD RESTRICTED-WINDOWS

05 SC23 PD RESTRICTED-OBS GLAZING

06 SC50 MEANS OF ENCLOSURE - FULL

07 SC59 LANDSCAPE DESIGN - DETAILS

08 SC69 VEHICULAR ACCESS - DETAILS

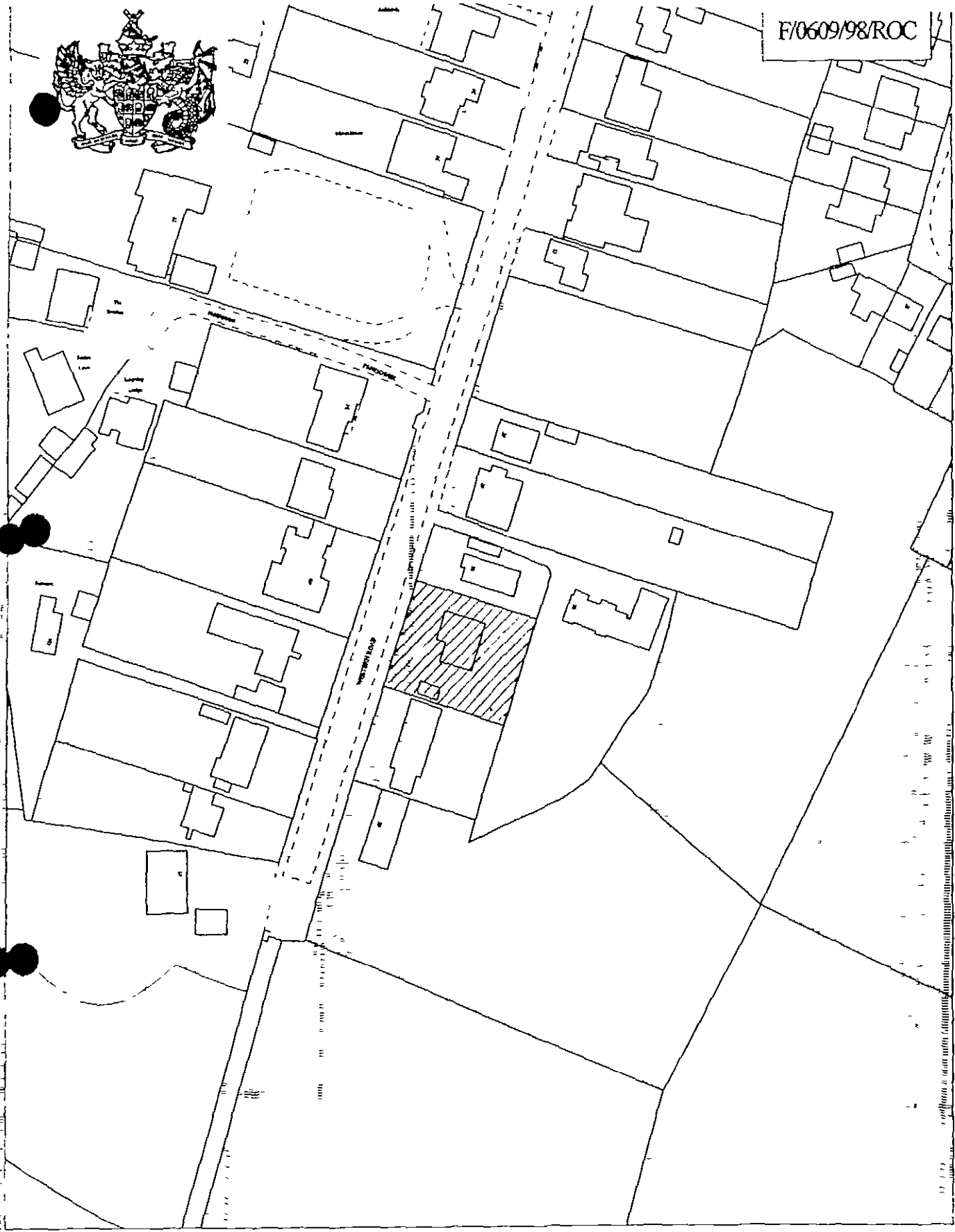
09 SC74 DRIVEWAYS - SURFACE FINISH

10 SC81 GARAGE & HARDSTAND

11 SC60 TREE & SHRUB PROTECTION

12 SC9 REMOVAL OF BUILDINGS (Prior to development)





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E/0178/98/ROC PARISH OF RAWRETH

MURCO SERVICE STATION LONDON ROAD RAWRETH

ERECT PETROL FILLING STATION INCORPORATING SHOP, REVISED TRAFFIC CIRCULATION LAYOUT, NEW FORECOURT PLUS CAR AND JET WASH FACILITIES (DEMOLISH EXISTING FILLING STATION)

Applicant: MURCO PETROLEUM LTD

Zoning: Metropolitan Green Belt, Landscape Improvement Area

Deferred Report

- 4.1 This item was deferred at the last meeting for a Members site visit and further consultation with the County Surveyor regarding the access/highway arrangements
- 4.2 A copy of the original report with revisions, is reproduced below.
- 4.3 Members will recall that this application was initially presented to Committee on 1st October 1998 from which it was deferred for a members site meeting and subsequent clarification on the issue of the extent of public highway
- 4.4 The previous report is re-presented below suitably re drafted to take into account the revised response of the County Surveyor and the recommendation accordingly has been changed.

Application Details

- 4.5 This proposal is for the complete redevelopment of the filling station on the 'Carpenter's Arms' roundabout. It will result in the garage canopy and kiosk being rebuilt and repositioned at right angles to the two road frontages it serves. The forecourt car sales and the existing prefabricated buildings including office space and workshops will be removed and a 'drive round' type car wash will replace them. It will have planting all round this part of the site
- 4.6 Finally a separate canopy is proposed for the currently uncovered diesel pump island which lies just to the west of the proposed new main pump island. This canopy will lie in front and on the shared forecourt of an adjoining property which is a separate planning unit in mixed residential/commercial use. It is understood that this building historically appears to be the original pre-1948 garage. Current information indicates that there has not been a residential occupation of it for a number of years. The 3 existing vehicle crossover access points will be retained.
- 4.7 These proposals will result in arguably a nett loss of buildings from the site, the replacement of the existing canopy and kiosk and the introduction of a significant planting scheme to the rear of the site
- 4.8 Whilst not a material planning consideration in this particular case, Members may wish to note that the applicants do not intend to recommence the sale or repair of vehicles. The proprietor of that business, a sub lessee of the applicant company, has been displaced from the site and is known to be in dispute with them in an attempt to return to the original forecourt sales area in front of the old canopy. His relocated sales on the adjoining site is a breach of planning control and may have to be the subject of a separate future report.

Relevant Planning History

- 4 9 The existing structure was granted planning permission in 1967 under ref RAY/276/67 and in 1978 planning permission was granted for car sales from the garage site. Other later recorded applications were for advertisement consent in connection with petrol sales.

Consultations and Representations

- 4.10 **Rawreth Parish Council** have no objections to this application subject to appropriate screening, question whether mains sewers referred to are available and what the position is regarding car sales which have relocated on nearby premises.
- 4.11 The **County Surveyor** in reviewing additional information following deferral as to the extent of highway land raises objection to the proposed access points which will be detrimental to highway safety and an unacceptable trespass over highway land that has now been confirmed will occur if the scheme is granted permission in its current form.
- 4 12 **Anglian Water** have no comments to make.
- 4.13 The **Environment Agency** have no objection subject to the imposition of safeguarding conditions on any forthcoming permission given the absence of a nearby mains sewer (Note the applicants have indicated that they are considering an attachment to a main sewer remote from the site and a Condition could cover this point.)
- 4.14 The **Health and Safety Executive** have no observations to make.
- 4.15 The **Head of Housing Health and Community Care** has no adverse comments subject to the inclusion of a control of nuisances being attached to any permission granted.
- 4.16 Only one reply (objecting to the scheme) in response to notification letters has been received from the car sales operator due to his permanent displacement that would result.

Summary of Planning Considerations

- 4 17 The planning considerations material to the determination of this application are as follows:

Local Plan Policy
Visual Amenity
Highway Safety

LOCAL PLAN POLICY

- 4.18 The main consideration is whether this proposal and its impact in the context of the current use of the site will amount to very special circumstances that would justify the setting aside the normal strict presumption against inappropriate development in the Metropolitan Green Belt.
- 4.19 The site which lies within the Metropolitan Green Belt accommodates an inappropriate but lawful use (petrol filling station) which was apparently established prior to the original Planning Act and has since that time been subject to a lawful redevelopment/replacement scheme as can be seen in its history above. This is a significant material consideration in the determination of this application.

VISUAL AMENITY

- 4 20 Furthermore the proposal represents a "like for like" scheme in the coverage of the site by buildings and an opening up of the site to the rear currently occupied by prefabricated buildings on solid plinths and parked cars. A substantial area of landscape planting is proposed to the rear and this will make for a considerable improvement in the appearance of the site also.

HIGHWAY SAFETY

- 4.21 Following deferral the County Surveyor has raised an objection due to a previously unsuspected but now confirmed trespass over highway land by the development which as a result of this trespass does not provide a satisfactorily safe degree of vehicular access and recommends that planning permission be refused.

Conclusion

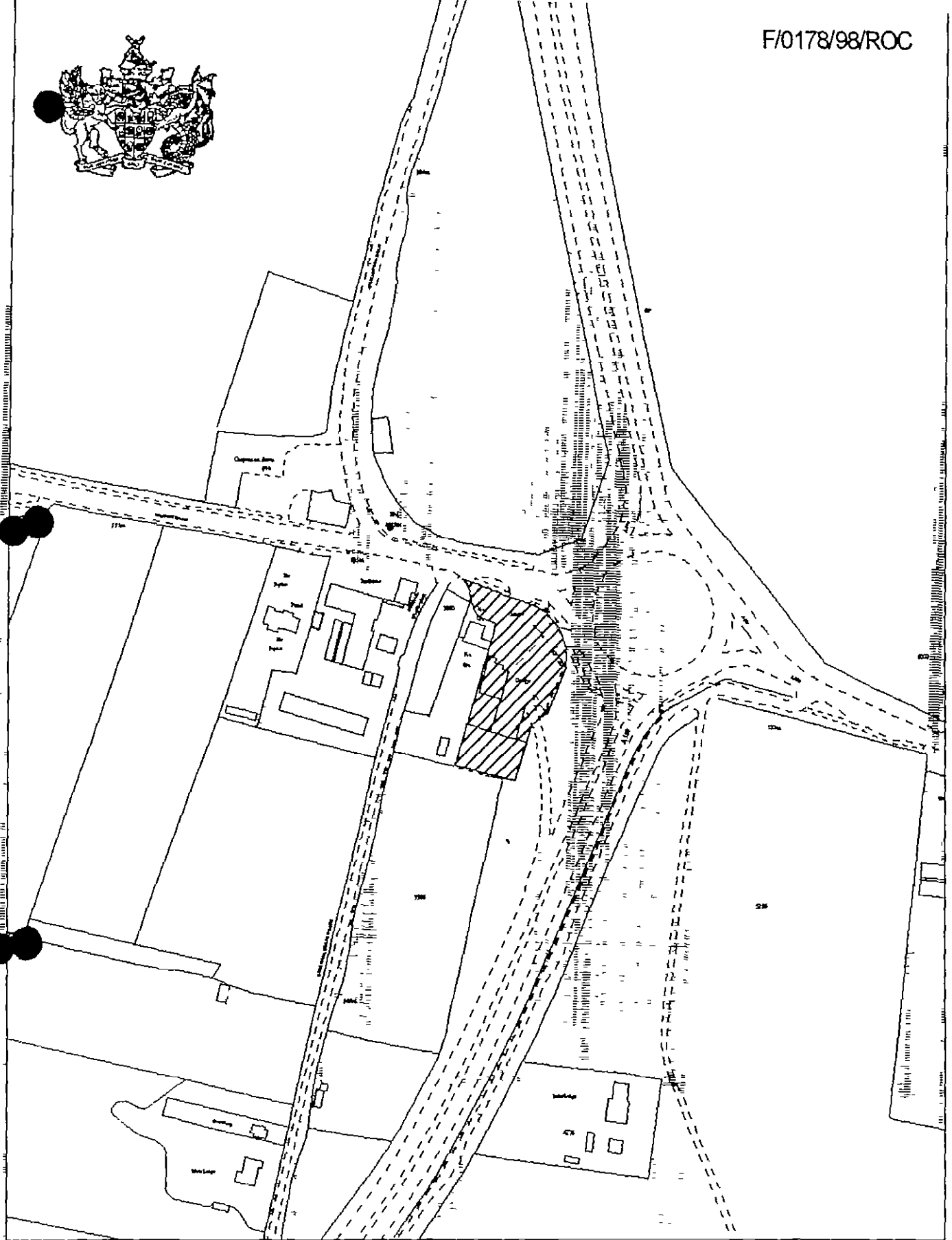
- 4.22 In the light of the circumstances set out above including the overall improvement to the appearance of the site, it is considered that these factors could have amounted to very special circumstances that in this case might override the normal presumption against inappropriate development in the Metropolitan Green Belt. However there is a clear reason for refusal by the County Surveyor, therefore that recommendation is set out accordingly below,

Recommendation

- 4.23 The Corporate Director (Law, Planning and Administration) recommends that planning permission be refused for the following reason.

01 NON STANDARD REFUSAL

The layout of the pumps as shown on the deposited plans will not permit access from all directions. It is considered that the layout will cause difficulties for vehicles on approach from the direction of the A130 where it would appear that only one pump is directly accessible. The lack of adequate circulation within the site may well cause queuing back onto the A130 to the general detriment of highway safety of both users of the site and those on the highway



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F/0415/98/ROC PARISH OF BARLING MAGNA399 LITTLE WAKERING ROAD LITTLE WAKERINGGROUND FLOOR SIDE EXTENSION TO PROVIDE 5 ADDITIONAL BEDROOMS

Applicant: MAGNOLIA HOMES

Zoning: Residential, Metropolitan Green Belt

Planning Application Details

- 5.1 This is an application to erect a Ground Floor Side Extension to provide five additional single bedrooms, a WC and bathroom to a residential nursing home
- 5.2 The application site is located on the western side of Little Waking Road. The area is approached by Little Waking Road which runs northwards from Great Waking and by Barling Road which runs west from Rochford. The site is located in a predominantly residential area and is about 400m south of the junction with Barling Road.
- 5.3 The existing detached building on the site is part single and part two storey on a T-shaped plot of around 0.8 hectares (2 acres). The premises were formerly used for commercial purposes - office/warehouse.
- 5.4 The nursing home has 46 bedspaces with a communal lounge and dining facilities at upper and lower levels, and staff accommodation to permit 24 hour supervision of the residents. There is forecourt parking at the front for 4 or 5 cars and further space on either side of the building and at the rear
- 5.5 There is a vacant site to the north of the application site where it is understood there were former cottages that have now been demolished. To the south and east of the property are bungalows. To the west of the site lies open countryside which forms part of the approved Metropolitan Green Belt in which part of the application site is located

Relevant Planning History

- 5.6 Application ROC/805/85 for change of use and first floor extension providing 14 Aged Persons Flats, 1 Warden's Flat, ancillaries (including shop) and a self contained 8 bed residential Care Unit. This was granted planning permission on 23 May 1986. This was subsequently amended by application ROC/832/87 for a change of use to the ground floor to form a Nursing Home and first floor extension to front to form Aged Persons' Care Home. This was granted planning permission on 20 November 1987. With a further application ROC/704/88 for revised detailing and an additional first floor rear extension to ROC/832/87 referred to above. This was granted planning permission on 21 October 1988.
- 5.7 Application F/139/90 for a rear conservatory to Aged Persons' Care Home. This was refused planning permission on 23 April 1990.
- 5.8 Application F/615/90 for a front porch/sun lounge to Aged Persons' Care Home. This was refused planning permission on 3 October 1990. A revised Application F/31/91 for a front porch alone was received and granted planning permission on 26 April 1991.
- 5.9 Application F/313/93 to erect a greenhouse and construct a fishpond. This was granted planning permission on 18 August 1993.

- 5.10 Application F/639/96 to insert additional windows to side elevation (to facilitate the conversion of 6 existing double bedrooms to 9 single bedrooms) This was granted planning permission on 26 February 1997.
- 5.11 Application F/205/97 for a first floor rear extension to provide 5 additional bedrooms and communal sitting area. This application was refused planning permission on 18 June 1997 and the subsequent Appeal dismissed. The Inspector was concerned that the proposal was unacceptable because of the height of the building, above its neighbours; the increased bulk of the extension would injure the visual amenities of the Green Belt (given it was a first floor extension and the bulk issue thus open to view from the Green Belt), and it would increase the existing dominance of the bungalow at 395 because the front wall at first floor level would no longer be set in from the ground floor wall. But, he concluded that increased noise and general disturbance from an additional five residents could be modest and unlikely to cause harm to the living conditions of the neighbours

Consultations and Representations

- 5.12 **Barling Magna Parish Council** comment that mindful of the Inspector's decision not to allow an appeal, the Parish Council believes the existing development excessive with any future applications being rejected. Further concerns are raised at the inappropriate installation of windows and the failure to rectify the situations and plans for approval that do not accurately reflect the situation since the unsuccessful appeal
- 5.13 **Essex County Council Highways and Transportation Manager** recommend that the following conditions be applied to any permission that the Planning Authority may grant.

"Space shall be provided within the site to accommodate the parking and turning of all vehicles regularly visiting the site clear of the highway and properly laid out and paved as may be agreed with the local Planning Authority and such space shall be maintained thereafter free of any impediment to its designated use."

- 5.14 **The Head of Housing, Health and Community Care** reports that there is potential for disturbance to local residents, greater than exists at present, from the proposed increase in the number of residents at the nursing home and associated increase in activities at the site
- 5.15 **South Essex Health Authority** have no objections to the proposal.
- 5.16 Three letters of representation were submitted by local residents these expressed concern about the application. Issues raised are summarised as follows:
- i) Visual impact, overlooking and loss of privacy
 - ii) Unacceptable noise levels
 - iii) Highway safety
 - iv) Building already out of scale with surrounding dwellings, therefore no further extensions should be allowed.

Material Planning Considerations

- 5.17 The main planning issues material to Members' consideration of this application are the effects of the proposal on.
- i) The policy, character and appearance of the area.
 - ii) Its impact on the living conditions of neighbouring residents

- i) The proposed extension is sited on land zoned as residential on the Rochford District Local Plan, adopted 11th April 1995. The application is therefore in keeping with this Local Plan Policy.

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

- ii) Noise - As stated in para 5.11 above the Inspector in the earlier appeal concluded that taking into account the size of the existing nursing home, the increased noise and general disturbance arising from the accommodation of five additional residents could be expected to be modest. The proposed extension would therefore be unlikely to cause significant additional harm to the living conditions of neighbouring occupiers and would not be in conflict with Policy PU4 of the Local Plan.

The Ward member has been involved in discussions on behalf of the objectors at 395. In response to the neighbours' objections the applicant has offered to enter into a legal agreement to relocate the kitchen to the opposite side of the building, which would help ensure that the neighbouring dwelling experiences a decrease in noise levels. Given the vacant plot on the north side this seems reasonable. The Ward member has further suggested that the laundry equipment ie washing machines and tumble driers located in the adjacent laundry room be similarly relocated to the other side, however, the applicant is unable to do this.

Privacy - The proposed extension roof will screen the adjacent property from some first floor windows increasing privacy to some degree for the neighbouring residents.

Under the previous planning permission granted reference F/0639/96/ROC for changes to external windows there remains a breach of approved details with a large window being constructed instead of a high level window as shown on approved plans, although an obscured film has been applied to the lower glass to mitigate the problem. In order to ensure this matter is regularised the applicant has offered to include in the legal agreement that the correct window be installed in its place.

General disturbance or activity - Currently the vehicular access allows for cars to drive around the sides of the whole building, therefore they can travel between the existing building and the neighbours' property at 395. The extension, if built, will prevent the flow of traffic within the site down this side of the building thus removing one potential source of disturbance and activity.

Conclusion

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

Recommendation

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

That prior to the operational use of the extension:

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

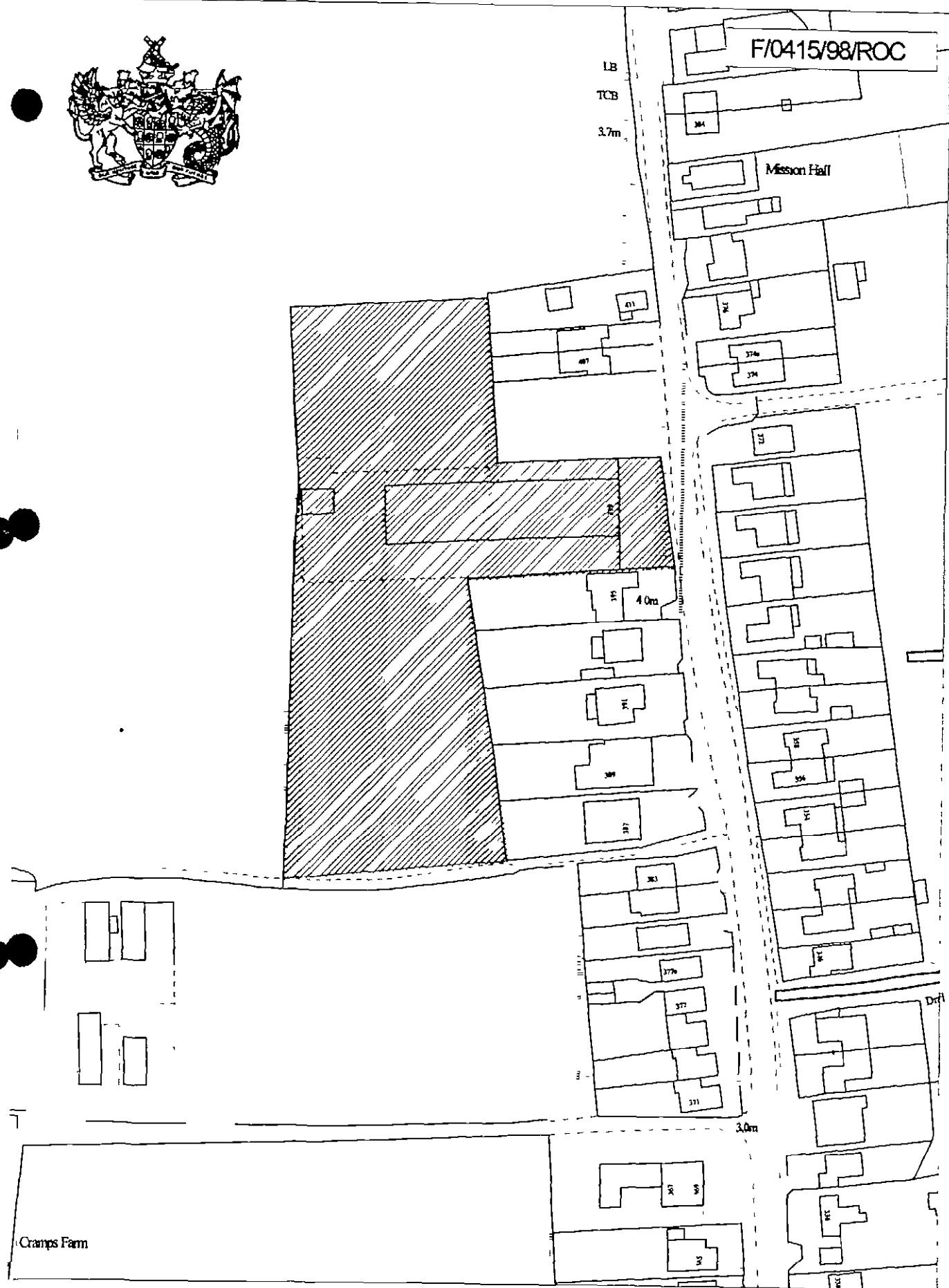
5.20 That subject to that Agreement being completed to the satisfaction of the Solicitor, that the application be approved subject to the following Conditions -

01 SC4 TIME LIMITS - FULL STD

02 SC15 MATERIALS TO MATCH (EXTERNALLY)

03 SC22 PD RESTRICTED - WINDOWS

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F/0166/98/ROC RAYLEIGH TOWN COUNCIL AREAEAST RAWRETH IND ESTATE VICTORIA AVENUE RAYLEIGH

REVISIONS TO PLOTS 53-66, 79-81 AND 106 (INCLUDING DELETION OF SOME PLOTS) AND ERECT 18 DWELLINGS

Applicant DAVID WILSON HOMES

Zoning: Proposed Residential Development

Planning Application Details.

- 6.1 Members may recall that planning permission was granted on 16th September 1997, for a comprehensive residential development by David Wilson Homes, on a site measuring approximately 4.7 Hectares, (11 65 acres) ref - F/0473/96/ROC, located between Rawreth Industrial Estate and the Swayne Park Public Open Space and bounded to the north by the grounds of Park School and to the south by land fronting Cheap side West, (this area is also allocated for residential development and is where Members previously resolved to approve an application by Crest Homes for 134 dwellings, subject to a Section 106 Agreement, ref F/0590/96/ROC)
- 6.2 A further application F/0357/97/ROC sought a number of revisions to the southern part of the previously approved layout on the 11 65 acre site, in conjunction with the incorporation of an additional 1 8 acres of adjoining land at 73 and 107 Victoria Avenue, on which David Wilson Homes proposed to erect 13 more dwellings via application F/0358/97/ROC. These applications were considered and approved at the Planning Services Committee Meeting of 27th November 1997
- 6.3 The present application proposes a number of revisions principally adjacent to the western boundary of the previously approved layout

Relevant Planning History:

- Members may recall that this site together with the adjoining land, (ie the land which is now the Swayne Park Public Open Space and the Down Hall Park estate) formerly comprised the 'M.A F.F land' sold in 1987.
- ROC/934/86 - application for Outline Planning Permission for residential development was withdrawn (6th September 1989), following fundamental planning policy and highway objections which existed at that time.
- In the 1988 Rochford District Local Plan, the application site formed part of an area of 'Special Restraint', (ie providing for long term development needs beyond the plan period). In the Draft First Review of the Local Plan, the site was identified for Post 1995 release. However, following the Local Inquiry and Members consideration of the Inspectors report, the adopted first review of the Local Plan, (11th April 1995) included an allocation of this site for immediate residential development.
- OL/0091/94/ROC - Outline Planning Permission was granted on 8th September 1995 for the erection of 108 dwellings, (Ref-OL/0091/94/ROC). This Outline Planning Permission included details of siting and means of access and was subject to a number of planning conditions including requirements for; the Hatfield Road/London Road junction improvement, the 'making-up' of the northern section of Victoria Avenue and the construction of a sound attenuating earth bund along the western site boundary with the Rawreth Industrial Estate.

- F/0473/96/ROC - Planning Permission was granted on 16th September 1997, for the erection of 128 dwellings on the whole of the 11.65 acre development site, part of which is subject to this application. The layout approved under Planning Permission Ref F/0473/96/ROC embraced a number of principles contained in the then emerging Draft Essex Design Guide, (particularly traffic calming measures) and was permitted subject to similar conditions to those imposed on OL/0091/94/ROC
- Application F/0357/97/ROC to erect 35 dwellings and garages, layout and construct estate road and private drives granted planning permission on 12th November 1998 and already referred to above when considering the planning application details.
- Application F/0358/97/ROC to demolish existing dwellings. Erect 13 detached dwellings and garages and private drives, layout and construct estate road with junction onto Victoria Avenue granted planning permission on 12th November 1998 and already referred to when considering the planning application details.

Consultations & Representations

First Round

- 6.4 **Rayleigh Town Council** express concerns over insufficient information in which to make a decision. As a matter of principle the Town Council do not approve of block garaging, and ask that this conforms with current planning policies and also request that the developer be asked to contribute to traffic calming on the approach roads.
- 6.5 **Essex County Council (County Surveyor)** raises no objections subject to appropriate conditions being imposed on any positive decision notice issued.
- 6.6 **Essex County Council (Specialist Design Advice)** disappointed with "revisions and remarked that rows of integral garage house types, which allow parked cars to dominate the street edge and do not effectively enclose space, would be unacceptable" went on to say that the layout does not comply with the criteria contained within the new or the old design guide and recommended refusal."
- 6.7 **Rochford District Council (Head of Housing Health & Community Care)**: recommends the imposition of a planning condition similar to that imposed on Planning Permissions F/0473/96/ROC, F/0357/98/ROC and F/0358/98/ROC requiring the construction of a nuisance attenuating barrier along the boundary of the Rawreth Industrial Estate
- 6.8 **Anglian Water** raise no objection in principle and recommend the imposition of a planning condition relating to foul and surface water drainage details.
- 6.9 **South Essex Area Health Authority** no comments
- 6.10 Four local residents have written letters of representation repeating previous objections summarised as follows.
 - Against the principle of development and destruction of the countryside;
 - adverse effect on trees and wildlife,
 - noise, disturbance and inconvenience during construction including mud on the road,
 - additional traffic

Second Round

- 6.11 **Essex County Council (County Surveyor)** has no objection subject to appropriate planning conditions being imposed on any positive decision notice issued.

- 6.12 **Anglian Water** has no objections to raise to the proposals from the planning aspect and has no comment to make thereon.
- 6.13 The **Environment Agency** advise that surface water should be directed towards the agreed surface water attenuation system and will be covered via an informative

Planning Considerations

- 6.14 The main planning issues material to Members consideration of this application are summarised as follows:

- Planning Policy
- Previous Planning Permission
- Design & Layout
- Highway Safety

PLANNING POLICY

- 6.15 The whole of the 11.65 acre development site comprises part of the strategic residential land supply in the District referred to in Local Plan Policy H1 and is specifically designated for residential development under the provisions of Local Plan Policy H3. Hence, there are no planning policy objections to the principle of comprehensive residential development on this site.
- 6.16 Local Plan Policy H2. requires that "residential development be carried out at a net residential density appropriate to the character of individual sites and their surroundings and the efficient use of land"
- 6.17 Together with the allocated land to the south, (application ref F/0590/96/ROC) this site comprises a continuation of the existing built up residential area to the north of London Road. Neighbouring residential densities in this area average between 12 to 14 dwellings per acre. The erection of 128 dwellings on the whole of the 11.65 acre development site, (permitted under F/0473/96/ROC) produced a density of 11dpa which is in keeping with the character of the surrounding area and therefore acceptable under the provisions of Policy H2.
- 6.18 The revisions proposed by the previous application (F/0357/97/ROC) reduced the number of dwellings on part of the site area from 49 to 35, (ie a reduction in density across the whole of the 11.65 acre site from 11dpa to 9.78dpa) which is considered to be similarly acceptable in planning policy terms.
- 6.19 The revisions proposed in the present application reduces the number of dwellings on the same site area from 23 to 18, (ie a reduction in density across the whole of the 11.65 acre site from 9.78dpa to 9.35dpa) which is considered to be similarly acceptable in planning policy terms.
- 6.20 Members will note that taking into account the reduced number of units on land adjacent to the southern boundary within the 11.65 acre site proposed by the following item on the Schedule (ref - F/0165/98/ROC) this reduces the overall density further to 9.18 dpa.
- 6.21 Appendix 1, of the 1st Review of the Rochford District Local Plan, contains supplementary planning guidance embodying the Council's adopted standards for residential layout. The following standards are particularly material to Members consideration of this application.
- Minimum Garden sizes 50m² - up to 2-bed dwellings
 100m² - 3-bed dwellings and above
 - Parking Standards 2 spaces - up to 3-bed dwellings
 3 spaces - 4-bed and above

- 1m isolation between dwellings and plot boundaries

6.22 The development proposed by this application satisfies the above standards in all instances

PREVIOUS PLANNING PERMISSION

- 6.23 As stated previously in this report, Planning Permission Ref F/0473/96/ROC approved a comprehensive development of 128 dwellings on the whole 11.65 acre site, (of which this application forms a part) Notwithstanding the presumption in favour of development contained in the above planning policies, the principle of comprehensive residential development has clearly been established by the grant of Planning Permission on 16th September 1997 and by the previous grant of Outline Planning Permission on 8th September 1995
- 6.24 Whilst Planning Permission Ref - F/0473/96/ROC did not embrace the totality of the Draft Essex Design Guide, the estate layout was designed to 'naturally' calm vehicle speeds (to a maximum of 20mph) producing a degree of visual interest in the resulting street scape.
- 6.25 The development proposed by this application, would if approved also be subject to similar limitations to those imposed on the previous Full and Outline Applications, (including the requirement for a nuisance attenuating barrier on the western boundary of the 11.65 acre site adjoining the Rawreth Industrial Estate).

DESIGN & LAYOUT

- 6.26 Planning application reference F/0473/96/ROC represented one of the first of the recent tranche of major residential developments in west Rayleigh resulting from the land releases in the First Review of the Rochford District Local Prior to application reference F/0473/96/ROC, the whole of this site was without any detailed planning approval. Consequently, Officers have been keen to ensure that the standard of residential layout achieved as part of the application currently under consideration is influenced more by contemporary principles of urban design, than by standards achieved by residential developments dating from the 1970's and 80's
- 6.27 As previously stated, the County-wide design guidance has assimilated a number of contemporary principles relating to the character and form of street elevations with particular reference to the inter-relationship between buildings However, a central theme of the document is the incorporation of traffic calming into the design of the layout itself, so as to avoid 'add-on' measures at a later stage, (ie vehicle speeds are calmed 'naturally' by the character and alignment of the road layout).
- 6.28 The draft guidance seeks to achieve maximum vehicle speeds of 20mph within residential layouts, by a combination of measures 'designed in' to the carriageway at 40m to 60m intervals, (eg fluctuations in carriageway alignment, changes in surface materials and the incorporation of 'features' within the highway to impede vehicle speeds, such as 'pinch points' created by buildings),
- 6.29 In order for a 20mph speed limit to be imposed, the above measures are required It is inevitable that a more visually interesting street scape is likely to flow from the opportunities created by a greater degree of articulation in carriageway alignment.
- 6.30 Since this application was made in February 1998, Officers of this Authority, together with Officers from Essex County Council have been involved in detailed negotiations with the applicants aimed at achieving the principles referred to in the Essex Design Guide, at least to the standard of the layout previously approved under Planning Permission F/0473/96/ROC and as subsequently revised by application F/0357/97/ROC

- 6.31 The principal difference between the development proposed by this application and that previously approved, is the reduction in the number of dwellings so as to produce larger detached dwellings on more generous frontages
- 6.32 This application proposes 18 dwellings on the same site area where the previously approved layout (F/0357/97/ROC) approved 23 dwellings. The reduction in the number of dwellings results from the replacement of 2 and 3-bed units with a smaller number of larger 3 and 4-bed detached units. Hence, this application proposes to reduce the total number of dwellings previously approved on the whole of the 11.65 acre site, from 114 to 109 ie a reduction in density from 9.78dpa to 9.36dpa.
- 6.33 The total number of dwellings proposed on the combined area of the whole 11.65 acre site, (as revised by this and the following application number F/165/98/ROC on the schedule) together with the development of the additional 1.8 acres of adjoining land at 73 and 107 Victoria Avenue granted via a previous application number F/358/97/ROC is 120 units. The resulting density of the total development now proposed, (including that proposed by the following item ref - F/0358/97/ROC) is 8.9dpa
- 6.34 The proposed reduction in the number of dwellings and the revisions introduced by this application to the street scene are generally consistent with the original visual cohesion of the street scape achieved by the previously approved layout. The nature of the development proposed is therefore considered to be acceptable in planning terms

HIGHWAY SAFETY

- 6.35 When considering the original application F/0473/96/ROC officers of this Authority discussed the proposed highway layout with representatives of the Essex County Highways Department in the light of the design guidance for Essex. The County Surveyor agreed that this site together with other major residential sites in west Rayleigh, could be considered on the basis of 20mph maximum vehicle speeds achieved in the manner referred to above.
- 6.36 The Highway Authority have indicated that the current application is acceptable in terms of the requirements of the Draft Essex Design Guide, subject to appropriate planning conditions being imposed on any decision notice issued

Conclusion

- 6.37 Notwithstanding the changes to the previously approved layout introduced by this application, the development satisfies the Council's adopted standards for residential layouts and the scheme is considered to be acceptable in planning terms.

Recommendation

- 6.38 The Corporate Director (Law Planning and Administration) recommends that this application should be approved subject to the following conditions:

01 SC4 TIME LIMITS FULL - STD

02 SC90 SURFACE WATER DRAINAGE

03 SC91 FOUL WATER DRAINAGE

04 NON STANDARD CONDITION

No development requisite for the erection of any of the dwellings hereby permitted shall commence before plans and particulars showing precise details of a nuisance attenuating barrier providing a satisfactory means of enclosure to the western boundary of the site, together with a visual screen between the development hereby permitted and the Rawreth Industrial Estate, (including a precise time scale for the implementation of such measures) specified has been submitted to and agreed in writing by the Local Planning Authority. Any such details as may be agreed in writing by the Local Planning Authority shall be implemented in their entirety before any of the dwellings hereby permitted are first occupied and thereafter shall be maintained in the approved form.

05 SC72 ESTATE ROADS

06 SC74 DRIVEWAYS - SURFACE FINISH

07 SC81 GARAGE AND HARDSTAND

08 SC67 PEDESTRIAN VISIBILITY SPLAYS

09 SC59 LANDSCAPE DESIGN - DETAILS

10 SC14 MATERIALS TO BE USED (Externally)

11 SC50 MEANS OF ENCLOSURE - FULL

12 SC55 HEDGEROW TO BE RETAINED

13 NON STANDARD CONDITION

No development shall commence before a satisfactory system of wheel cleaning for construction vehicles has been installed on this site and made available for use in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. Thereafter, any such scheme of construction vehicle wheel cleaning as may be approved in writing by the Local Planning Authority shall be operated throughout the construction period, so as to maintain the adjoining public highway including footways free of debris from this site.



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F/0165/98/ROC RAYLEIGH TOWN COUNCIL AREAEAST RAWRETH IND ESTATE VICTORIA AVENUE RAYLEIGH

REVISIONS TO PLOTS 46, 47 AND 50-52 TO PROVIDE REVISED COMMUNAL PARKING AREA

Applicant DAVID WILSON HOMES

Zoning: Residential

Application Details

- 7.1 The background to this application is identical to that detailed in the previous schedule item in respect of application F/0166/98/ROC. The present application like the foregoing also proposes a number of revisions to the previously approved layout.

Relevant Planning History:

See previous item.

Consultations & RepresentationsFirst Round

- 7.2 Rayleigh Town Council express concerns over insufficient information in which to make a decision. As a matter of principle the Town Council do not approve of block garaging, and would ask that this conforms with current planning policies and also request that the developer be asked to contribute to traffic calming on the approach roads.
- 7.3 Essex County Council (County Surveyor). raises no objections subject to appropriate conditions being imposed on any positive decision notice issued.
- 7.4 Essex County Council (Specialist Design Advice) expresses concern about the repositioning of plots 46 and 47 facing the road. As a result, the space between buildings in the location of the footpath/cycleway has narrowed, and the width of the footpath is enclosed by buildings and fencing. Considers that this length of the footpath will, therefore, be an unattractive route and will have less supervision by householders.
- 7.5 Believes it is also important to relate the positioning of plots 46 and 47 to development on the adjacent site and the effect on the character of the footpath route which is located on the line of the old road. Furthermore, by turning 46 and 47 to face the road, there will be less enclosure of the street edge and a longer length of the estate road will be dominated by parked vehicles in front of garage doors.
- 7.6 Rochford District Council (Head of Housing Health & Community Care): recommends the imposition of a planning condition similar to that imposed on Planning Permissions F/0473/96/ROC, F/0357/98/ROC and F/0358/98/ROC requiring the construction of a nuisance attenuating barrier along the boundary of the Rawreth Industrial Estate.)
- 7.7 Anglian Water: has no objections to raise to the proposal from the planning aspect and has no comment to make thereon.
- 7.8 South Essex Area Health Authority. no comments.
- 7.9 The Environment Agency has "no comment".

7 10 Four local residents have written letters of representation repeating previous objections summarised as follows:

- Against the principle of development and destruction of the countryside,
- adverse effect on trees and wildlife,
- noise, disturbance and inconvenience during construction including mud on the road,
- additional traffic.

Second Round

7 11 **Rayleigh Town Council** has no objections to the revisions to plots 46, 47 and 50-52 but reiterate their previous comments that they do not approve of block garaging and would ask to ensure that the proposal concurs with current planning policies. They also request that the developer be asked to contribute to traffic calming on the approach roads.

7 12 **Essex County Council (County Surveyor)** has no objection subject to appropriate planning conditions being imposed on any positive decision notice issued

7.13 **Anglian Water** has no objections to raise to the proposals from the planning aspect and has no comment to make thereon.

7.14 The **Environment Agency** advise that surface water should be directed towards the agreed surface water attenuation system and will be covered via an informative.

Planning Considerations:

7.15 The main planning issues material to Members consideration of this application are summarised as follows:

- Planning Policy
- Previous Planning Permission
- Design & Layout
- Highway Safety

PLANNING POLICY

(See previous item)

7.16 The revisions proposed in the application F/0166/98/ROC as detailed in the previous schedule item reduced the number of dwellings on the same site area from 23 to 18, (ie a reduction in density across the whole of the 11.65 acre site from 9.78dpa to 9.36dpa) which is considered to be similarly acceptable in planning policy terms.

7.17 The revisions proposed in the present application reduces the number of dwellings on the same site area from 7 to 5 (ie a reduction in density across the whole of the 11.65 acre site from 9.36dpa to 9.18dpa) which is considered to be similarly acceptable in planning policy terms.

7 18 Appendix 1. of the 1st Review of the Rochford District Local Plan, contains supplementary planning guidance embodying the Council's adopted standards for residential layout. The following standards are particularly material to Members consideration of this application

- Minimum Garden sizes 50m² - up to 2-bed dwellings
 100m² - 3-bed dwellings and above
- Parking Standards 2 spaces - up to 3-bed dwellings
 3 spaces - 4-bed and above

- 1m isolation between dwellings and plot boundaries

7.19 The development proposed by this application satisfies the above standards in all instances

PREVIOUS PLANNING PERMISSION

- 7.20 As stated in the previous item's report, Planning Permission Ref F/0473/96/ROC approved a comprehensive development of 128 dwellings on the whole 11.65 acre site, (of which this application forms a part) Notwithstanding the presumption in favour of development contained in the above planning policies, the principle of comprehensive residential development has clearly been established by the grant of Planning Permission on 16th September 1997 and by the previous grant of Outline Planning Permission on 8th September 1995
- 7.21 Whilst Planning Permission Ref - F/0473/96/ROC did not embrace the totality of the Draft Essex Design Guide, the estate layout was designed to 'naturally' calm vehicle speeds (to a maximum of 20mph) producing a degree of visual interest in the resulting street scape
- 7.22 The development proposed by this application, would if approved also be subject to similar limitations to those imposed on the previous Full and Outline Applications, (including the requirement for a nuisance attenuating barrier on the western boundary of the 11.65 acre site adjoining the Rawreth Industrial Estate).

DESIGN & LAYOUT

(See previous item)

- 7.23 The principal difference between the development proposed by this application and that previously approved, is the reduction in the number of dwellings required due to the position of drainage tanks beneath the ground in the south west corner of the site. The area in question will accommodate car parking spaces and access thereto. There will be 5 dwellings comprising 3 detached and one pair of semi-detached houses instead of 2 detached, a pair of semis and terrace of 3.
- 7.24 This application proposes 5 dwellings on the same site area where the previously approved layout (F/0357/97/ROC) approved 7 dwellings. Hence, this application together with the application F/166/98/ROC detailed in the previous item on the schedule in effect produces a further reduction in the total number of dwellings previously approved on the whole of the 11.65 acre site from 109 to 107 ie an overall reduction in density from 9.78dpa to 9.18dpa.
- 7.25 The total number of dwellings proposed on the combined area of the whole 11.65 acre site, together with the development of the additional 1.8 acres of adjoining land at 73 and 107 Victoria Avenue granted via a previous application number F/358/97/ROC is 120 units. The resulting density of the total development now proposed, (including that proposed by the above item ref - F/165/98/ROC) is 8.9dpa.
- 7.26 The proposed reduction in the number of dwellings and the revisions introduced by this application to the street scene are generally consistent with the original visual cohesion of the street scape achieved by the previously approved layout. The nature of the development proposed is therefore considered to be acceptable in planning terms

HIGHWAY SAFETY

(See previous item)

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Conclusion

- 7.27 Notwithstanding the changes to the previously approved layout introduced by this application, the development satisfies the Council's adopted standards for residential layouts and the scheme is considered to be acceptable in planning terms.

Recommendation

- 7.28 The Corporate Director (Law Planning and Administration) recommends that this application should be approved subject to the following conditions

01 SC4 TIME LIMITS FULL - STD

02 SC90 SURFACE WATER DRAINAGE

03 SC91 FOUL WATER DRAINAGE

04 NON STANDARD CONDITION

No development requisite for the erection of any of the dwellings hereby permitted shall commence before plans and particulars showing precise details of a nuisance attenuating barrier providing a satisfactory means of enclosure to the western boundary of the site, together with a visual screen between the development hereby permitted and the Rawreth Industrial Estate, (including a precise time scale for the implementation of such measures) specified has been submitted to and agreed in writing by the Local Planning Authority. Any such details as may be agreed in writing by the Local Planning Authority shall be implemented in their entirety before any of the dwellings hereby permitted are first occupied and thereafter shall be maintained in the approved form.

05 SC72 ESTATE ROADS

06 SC74 DRIVEWAYS - SURFACE FINISH

07 SC81 GARAGE AND HARDSTAND

08 SC67 PEDESTRIAN VISIBILITY SPLAYS

09 SC59 LANDSCAPE DESIGN - DETAILS

10 SC14 MATERIALS TO BE USED (Externally)

11 SC50 MEANS OF ENCLOSURE - FULL

12 SC55 HEDGEROW TO BE RETAINED

13 NON STANDARD CONDITION

No development shall commence before a satisfactory system of wheel cleaning for construction vehicles has been installed on this site and made available for use in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. Thereafter, any such scheme of construction vehicle wheel cleaning as may be approved in writing by the Local Planning Authority shall be operated throughout the construction period, so as to maintain the adjoining public highway including footways free of debris from this site.





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F/0456/98/ROC PARISH OF HOCKLEYLAND ADJ 14 ELDON WAY HOCKLEY

VARIATION OF CONDITION 5 OF PLANNING PERMISSION REF F/0208/90/ROC TO ALLOW USE OF APPROVED FACTORY EXTENSION FOR MANUFACTURE OF METAL FABRICATIONS (CLASS B)

Applicant IONA STAINLESS ENGINEERING

Zoning: Area Primarily for Industrial Use/Class B1 (Business) Use (Policy EB2)

Application Details

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

Relevant Planning History

- Application ROC/764/85 to Change Use Of Land For The Storage Of Logs And Ancillary Parking Of Trailers In Association With Joinery Works by the then occupiers of 7-11 Eldon Way granted planning permission on 20th December 1985. This permission was granted subject to a number of conditions the second of which was personal and in effect tied the permission to the applicants only
- Application ROC/054/87 to erect a Light Industrial Building on the site was sought and refused 4th September 1987 as it was deemed to constitute an over development, would dominate the adjacent residential area to the West and restrict parking space availability A subsequent appeal to the Secretary of State was dismissed on 5th May 1989 as inappropriate on grounds of Noise, Inadequacy of Space, Disturbance and General Intrusion of the proposals on the surrounding area
- Application ROC/178/87 to erect a 40 foot (12.2m) crane for use ancillary to log storage and joinery works at 7-11 Eldon Way refused planning permission on 24th July 1987 due to its excessive height and impact on residential properties in the vicinity of the site

- Application ROC/1047/87 to erect a Mobile Crane For Use Ancillary To Existing Joinery Works (Amended Proposal) at 7-11 Eldon Way The proposed crane was 12.2m in height, situated on elevated rails 32m long and 11.6 m wide and would be used to transport logs across the length of the site. This was deemed to be excessive in size and overpowering in appearance, to the detriment of the residential area to the West and was refused on 24th July 1987. A subsequent appeal to the Secretary of State was dismissed on 5th May 1989 on grounds of Size, Noise, Inadequacy of Space, Disturbance and General Intrusion of the proposals on the surrounding area.
- Application F/0208/90/ROC already referred to for an extension to joinery works granted planning permission on 20th November 1991 subject to conditions and a section 106 Legal Agreement which sought to revoke application ROC/764/85 detailed above.

Consultations and Representations

- 8.4 The County Surveyor has no objections.
- 8.5 The Head of Housing, Health & Community Care reports that before the use commences, the building envelope of the premises shall be insulated against the egress of internally generated noise, in accordance with a scheme submitted to and agreed in writing with the Local Planning Authority. Such agreed works shall be fully implemented prior to the commencement of any use hereby permitted and thereafter maintained in the approved form.
- 8.6 The Environment Agency advise that the application does not sufficiently consider the issue of proposed pollution controls and recommends that a condition be imposed requiring such (As the Agency's comments relate to the actual building in the main and not the use proposed no such condition can be imposed but will be the subject of informatives).
- 8.7 Following extensive notification, three letters of objection have been received from neighbours opposed to the proposals on grounds of hours of use, noise and air pollution, as well as the effect any development may have on the trees adjoining the footpath.

Material Planning Considerations

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

POLICY

- 8.9 There are already existing Class B2 General Industrial Uses on this Hockley Industrial Estate. For example units 7-14 have a specific planning permission for joinery works and permission was also granted at units 13-14 Eldon Way to the current applicants on 31st January 1992 under application CU/0794/91/ROC to use the units for the manufacture of sheet metal products

- Policy EB2 states:

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

- 8.10 Within those areas allocated primarily for Business purposes, only those applications for development within Classes B1(Business) and B2(Storage or Distribution) of the Use Classes Order 1987 will normally be permitted "

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

PLANNING CONDITION/EFFECT ON LOCAL RESIDENTS

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

Recommendation

- 8.16 That the Corporate Director (Law, Planning and Administration) recommends that this application should be approved subject to the following conditions,

01 SC4 TIME LIMITS FULL-STD

02 NON STANDARD CONDITION

Before the use hereby permitted commences, the building envelope of the premises (permitted under planning permission ref. no. F/0208/90/ROC) shall be insulated against the egress of internally generated noise, in accordance with a scheme submitted to and agreed in writing with the Local Planning Authority. Such agreed works shall be fully implemented prior to the commencement of any use hereby permitted and thereafter maintained in the approved.

03 SC24 PD RESTRICTED - INDUSTRIAL

04 NON STANDARD CONDITION

The Variation of condition no 5 to the planning permission ref No to application F/0208/90/ROC hereby permitted shall enure for the sole benefit of Iona Stainless Engineering (ISE) only and for no other person or business undertaking. If the unit ceases to be used by ISE all materials, plant/machinery/equipment and vehicles brought onto the site in connection with the permitted use shall be removed therefrom. The factory extension shall thereafter be used only for the purposes specified within Condition 5 of permission ref. F/0208/90/ROC, i.e. Classes B1(b) or B1(c) of The Schedule to the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory Instrument revoking and re-enacting that Order.

Cpl

99/00001/FUL PARISH OF BARLINGROPERS FARM MUCKING HALL ROAD BARLING MAGNA

ERECT SINGLE STOREY BUILDING COMPRISING EIGHT STABLES, TACK ROOM AND FEED STORE

Applicant MR F J LAWRENCE

Zoning Metropolitan Green Belt, Landscape Area, Roach Valley Nature Conservation Zone

Planning Application Details

- 9.1 The applicant is seeking permission for the erection of a single storey building comprising eight stables, a tack room and feed store.
- 9.2 The building is of a U shape culminating in a floorspace of 149.04sqm, and is located adjacent to the existing stable block across the brook which is to be bridged. Whilst the building is single storey a small stack, 1m above the ridge height with a weather vane, will be situated on top.
- 9.3 Each stable is 3.2m by 3.5m, providing each horse 11.2sqm which is marginally below the 12sqm recommended by the British Horse Society which also recommends that there should be ancillary storage for 50% of that area and there is a small yard 15.1m by 16.5m which is to be enclosed by a post and rail fence 1m high.
- 9.4 The proposed stables are to be accessed by a new entrance and drive which has recently been built and run straight off Mucking Hall Road. The drive is located to the south of the dwelling on site and bisects a 35 acre parcel of land (recently acquired) upon which the bulk of riding activities will take place.

Planning History

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

Consultations and Representations

- 9.8 Barling Magna Parish Council have expressed concern and would prefer any grant of permission to ensure that the stables could not be used for any other purpose. It was also considered that a site visit should be organised for members to familiarise themselves with what was being proposed.
- 9.9 The County Council (County Surveyor) regards the matter as "de-minimis" being sited off a minor road.

- 9 10 The County Council (Historic Buildings and Design Advice) recommends that samples of external roof and wall cladding materials are approved in writing
- 9.11 The County Council (Specialist Archaeological Advice) has no objections to the proposal subject to a watching brief being added to any grant of consent.
- 9 12 The Head of Corporate Policy and Initiatives has no objection to the proposal subject to a condition removing the possibility of any outdoor events. In addition it is suggested that the materials to be used should also be agreed at a later date.
- 9 13 The Environment Agency has the following advisory comments that liquid and solid animal/vegetable wastes and associated contaminated waters shall be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.
- 9 14 Anglian Water Developer Services have no objections to the proposal
- 9.15 One letter has been received from an individual with nature conservation interests and whilst she has no objections in principle if it conforms with the Local Plan policy does raise queries regarding drainage and the possibility of a riding business.

Material Planning Considerations

- 9.16 The proposed stables are to be located on land designated as Metropolitan Green Belt and as such is firstly subject to Policy GB1 which states that permission will be given for small scale facilities for outdoor participatory sport and recreation or uses which are open in character
- 9.17 Secondly the site is within a Special Landscape Area and as such the location, siting, design and materials used will have to be in character with the local area. Whilst the siting, location and design of the proposed stables are in keeping with the rest of the site, the materials proposed would need to be tightly controlled
- 9 18 Ropers Farm is also on the edge of the Roach Valley Conservation Zone and as such is subject to Policy RCS which seeks to prevent development prejudicial to important wildlife habitats. However, there are no acknowledged sites of conservation importance in this vicinity.
- 9.19 Lastly, the proposal will be subject to policy LT10 which is related directly to horse riding facilities. This policy has many criteria which have to be provided for and this application does so as follows:

A:-

1. The applicant has demonstrated that the riding activities will take place on 35 acres of their land.
- 2 There is no subdivision of land envisaged and so there will be no change in the character or appearance of the land.
3. There is no significant loss of agricultural land as this was surplus to the requirements of the previous owners and the land will continue to be cropped for hay.
4. With the site being located within its own grounds and served by minor and relatively quiet roads close to public rights of way including a bridleway, there is unlikely to be an unacceptable traffic hazard.
- 5 Ropers Farm is quite isolated from other properties and so there is unlikely to be smell, noise or other nuisance culminating from this proposal although this will be controlled by suitable conditions.

6 There will be no need to ride on highway verges or footpaths and the site is well away from the area designated as a SSSI.

7. The stables will be linked to the adjoining land where grazing can occur

8 There will be no over concentration of stables

9. There will be no elongated or ribbon development.

B -

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

C.-

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

D:-

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

E -

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

F:-

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

Recommendation

9 20 The Corporate Director (Law, Planning & Administration) recommends that this application be delegated to the Director to approve subject to :-

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

ii) necessary, suitable conditions including the following heads

01 TIMES LIMITS - FULL

02 MATERIALS TO BE USED

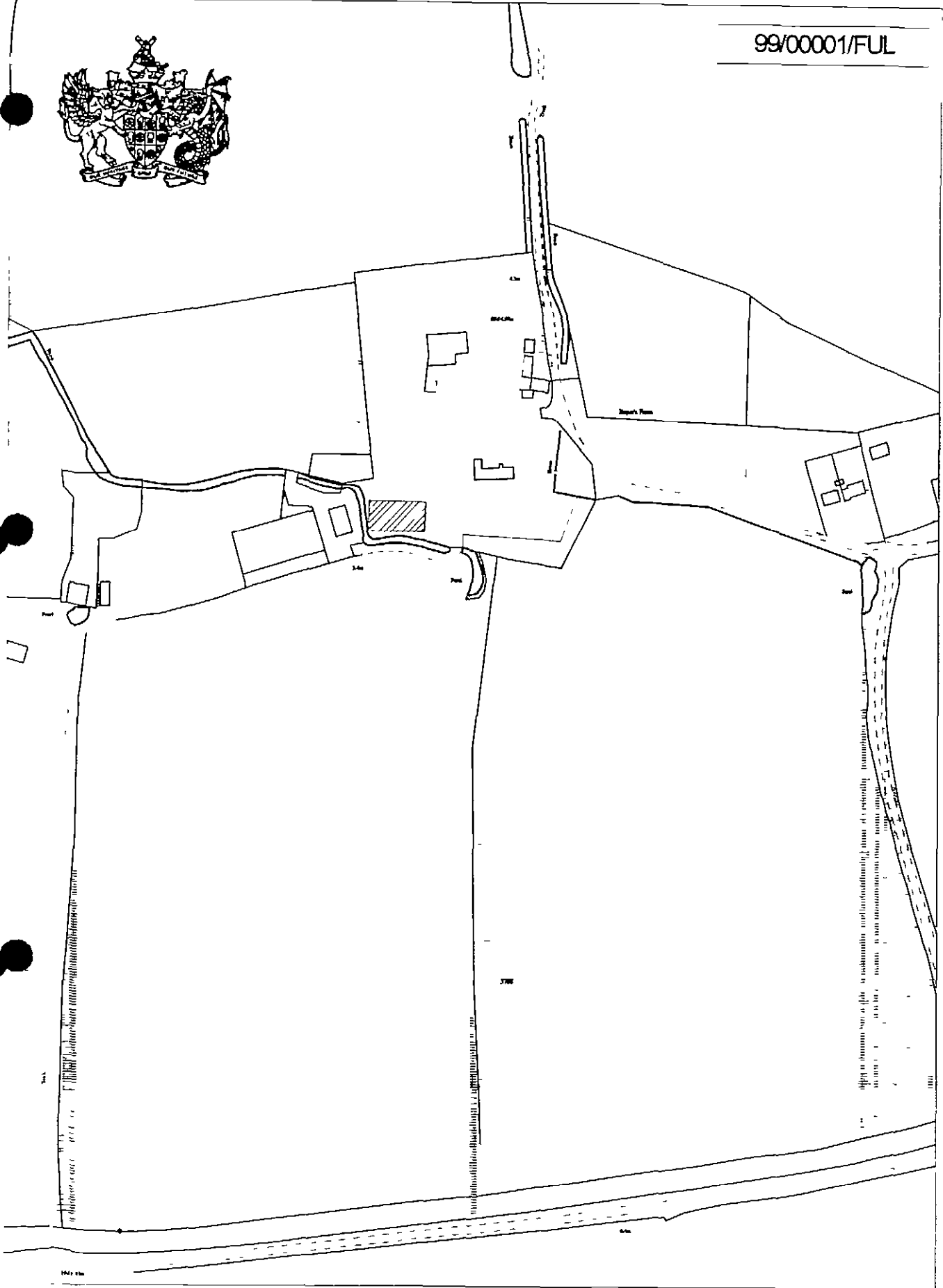
03 SC25 PD RESTRICTED USES

04 SC27 PD RESTRICTED - HORSE RIDING

05 SC34 FLOODLIGHTS - PROHIBITED (amended)

06 SC97 ARCHAEOLOGY SITE ACCESS

Dec

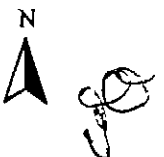


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DELEGATED PLANNING DECISIONS – 11 MARCH 1999

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

Application No RM/0223/ROC Decision : **Application Permitted**
 Location 26-28 Golden Cross Road Ashingdon
 Proposal : Demolish no 28 and Erect Three Detached Bungalows and One Detached House, Garaging and Access Road (Reserved Matters Pursuant to Application OL/0418/94/ROC)
 Applicant : Mr J O'Brien

Application No . F/ 0319/98/ROC Decision **Application Permitted**
 Location . Plumberow Cottage Lower Road Hockley
 Proposal : Demolish Existing Dwelling. Erect Two Storey Dwelling with Attached Garage (Revised Application Following F/0296/97/ROC)
 Applicant . H Baker Esq

Application No : F/0411/98/ROC Decision **Application Permitted**
 Location . Engineering Works St Thomas' Road South Fambridge
 Proposal : Erect 18 No. Detached Houses Comprising 14 No 4-bed Units and 4 no 5-bed Units with Garages and Associated Groundworks
 Applicant Knight Developments Ltd

Application No . F/0590/98/ROC Decision : **Refuse Planning Permission**
 Location 1 John Anderson Park, Hockley Mobile Homes Lower Road Hockley
 Proposal . Erect Two Storey Rear Extension with Dormer Window to Side
 Applicant : Ms L Livingstone

1 RFR9 -- Green Belt Standard Reason

Application No F/0604/98/ROC Decision : **Application Permitted**
 Location . 82 Conway Avenue Great Wakering
 Proposal . Retain Window to First Floor Side Elevation (East)
 Applicant Mr & Mrs Pratt

Application No : F/0662/98/ROC Decision . **Application Permitted**
 Location : Horse Shoe Farm Lower Road Hockley
 Proposal . Construct Two Fishing Lakes for Private Use
 Applicant . Mr K Nash

Application No F/0670/98/ROC Decision **Application Permitted**
 Location 17 Bellingham Lane Rayleigh
 Proposal . Demolish Existing and Erect Replacement Hall
 Applicant : The Womens Institute

Application No : F/0671/98/ROC Decision : **Application Permitted**
 Location . Adj Park School Rawreth Lane Rayleigh
 Proposal : Erect 30-bed Nursing Home with Ancillary Staff Accommodation Enlarge Existing Access and Layout Parking and Turning Area
 Applicant Ryhurst Ltd & Southend Community Care Services NHS Trust

Application No F/0677/98/ROC Decision **Application Permitted**
Location 6 Rosslyn Close Hockley
Proposal Erect Ground Floor Front Extension
Applicant Mrs S Peters

Application No : F/0704/98/ROC Decision : **Application Permitted**
Location 28 Hawkwell Park Drive Hawkwell
Proposal Extension to Roof at Rear. Front and Rear Dormers
Applicant : R Ford

Application No : F/0707/98/ROC Decision : **Application Permitted**
Location 77A Nelson Road Rayleigh
Proposal Erect First Floor Front Extension Over Existing Garage
Applicant S Layzell

Application No : F/0710/98/ROC Decision **Application Permitted**
Location 5 Mount Close Rayleigh
Proposal Erect Ground Floor Rear Extension (Conservatory)
Applicant Mr & Mrs Beany

Application No : F/0711/98/ROC Decision . **Application Permitted**
Location 7 Mount Close Rayleigh
Proposal Erect Ground Floor Rear Extension (Conservatory)
Applicant : Mr & Mrs Speed

Application No : CU/0712/98/ROC Decision . **Application Permitted**
Location 81 Eastwood Road Rayleigh
Proposal Change of Use of Ground Floor of Premises From Class A1 (Shop) to
Class A2 (Financial and Professional Services)
Applicant Mrs C Mitchell

Application No : 98/00725/FUL Decision . **Application Permitted**
Location 40 Alexandra Road Great Wakering Southend-On-Sea
Proposal Erect Two Storey Rear Extension with Dormer Window to Side
Applicant Ms L Livingstone

Application No : 98/00726/FUL Decision . **Application Permitted**
Location 1-9 Ferry Road Hullbridge Hockley
Proposal Alterations to Shopfront Including Customer Entrance and Security
Shutter Install Automatic Teller Machine Install Refrigeration
Condenser Units to Rear Roof Area and Erection of External Steel Fire
Escape Staircase to Rear.
Applicant Budgens Stores Ltd

Application No : 98/00730/COU Decision **Application Permitted**
Location 10 Ducketts Mead Canewdon Rochford
Proposal Convert Existing Garage (One of Two) Into Playroom
Applicant Mr J Prior

Application No : 98/00732/FUL Decision : **Application Permitted**
Location : 15A Lascelles Gardens Rochford Essex
Proposal : Roof Extension to Rear to Replace Existing Flat Roof with Pitched Roof
Applicant : Mr G Waymont

Application No : 98/00733/FUL Decision : **Application Permitted**
Location : Belchamps Camp Holyoak Lane Hockley
Proposal : Alterations to Front Elevation Comprising Removal of Two Windows,
Provision of Three New Doors and Extension to Existing Canopy
Applicant : Belchamps Scout Centre

Application No : 98/00736/COU Decision : **Refuse Planning Permission**
Location : Land Adjacent 8 Malyons Lane Hullbridge
Proposal : Change Use of Land to the Rear of Plots 1-6 to Incorporate into Garden
of Plot 3
Applicant : Countrywide Design & Construction

1 RFR7 Green Belt - Garden Extensions

Application No : 98/00741/FUL Decision : **Application Permitted**
Location : 41 Greensward Lane Hockley Essex
Proposal : Erect Detached Garage to Side
Applicant : Mr & Mrs A C Eden

Application No : 98/00742/FUL Decision : **Application Permitted**
Location : Kenneth Canewdon Road Rochford
Proposal : Erect Ground Floor Rear Extension (Conservatory)
Applicant : John Hurrell

Application No : 98/00748/FUL Decision : **Application Permitted**
Location : 28 Alexandra Road Rochford Essex
Proposal : Ground Floor Rear and First Floor Front Extensions
Applicant : S.F. & A C. Bacon

Application No : 98/00749/FUL Decision : **Application Permitted**
Location : 15 Leslie Road Rayleigh Essex
Proposal : Erect Two Storey Side and Rear Extensions
Applicant : Mr M Penalver

Application No : 98/00755/FUL Decision **Application Permitted**
Location : 39-Broadlands Road Hockley Essex
Proposal : Ground Floor Side Extension and Porch
Applicant : P Dunt

Application No : 98/00757/FUL Decision **Application Permitted**
Location : 3 Hillside Avenue Hockley Essex
Proposal : Erect Ground Floor Rear Extension
Applicant : A Tyler

Application No : 98/00758/FUL Decision **Application Permitted**
Location : 1C Hawkwell Road Hockley Essex
Proposal : Erect Ground Floor Rear/Side Extension
Applicant : Mrs B Rowlett

Application No : 98/00760/FUL Decision **Application Permitted**
Location : Land Adjacent 182 New Road Great Wakering
Proposal : Erect Detached 3-Bed House and Garage
Applicant : Mr J Collins

Application No : 98/00761/FUL Decision **Application Permitted**
Location : 33 Broad Way Hockley Essex
Proposal : Roof Extension Including Hip to Gable and Formation of Front and Rear
Dormers
Applicant : Mr & Mrs Stanesby

Application No : 98/00765/FUL Decision **Application Permitted**
Location : 22 Aldermans Hill Hockley Essex
Proposal : Formation of Vehicular Access
Applicant : Mr P Britten

Application No 99/00003/FUL Decision **Application Permitted**
Location 11 Bramerton Road Hockley Essex
Proposal : Erect Ground Floor Rear Extension and Formation of Rooms in
Roofspace with Dormers to Front and Side Elevations
Applicant M Leonard

Application No 99/00005/FUL Decision **Application Permitted**
Location 43 York Road Rayleigh Essex
Proposal : Formation of Three Hipped Roof Dormers (Revised Submission
Following Application F/0014/95/ROC)
Applicant M P Mardell

Application No 99/00011/FUL Decision : **Application Permitted**
Location 29 South Avenue Hullbridge Hockley
Proposal : Ground Floor Front Extension
Applicant M Garwood

Application No 99/00012/FUL Decision : **Application Permitted**
Location 31 South Avenue Hullbridge Hockley
Proposal : Ground Floor Front Extension
Applicant W Williams

Application No 99/00019/FUL Decision : **Application Permitted**
Location 4 Grove Close Rayleigh Essex
Proposal : Rear Single Storey Extension
Applicant : Mrs Compton & Mr Quigley

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DELEGATED BUILDING REGULATIONS DECISIONS

APPROVALS

11TH March 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BR 99/35	3, The Bailey Rayleigh	Piled Raft Foundation
BR 98/571	Site of 32, Creekview Avenue Hullbridge	Detached House & Garage
BR 98/547A	211, Eastwood Road Rayleigh	Two Storey Rear Extension & Single Storey Front Extension
BR 98/537A	Phase II, Airport Retail Park Southend Airport	Erection of Retail Unit (Shell Only) Of 20,000 sq ft with Ancillary External Works
BR 98/320A	Adj 5, Queensland Avenue Rochford	New Bungalow
BR 98/561	2, Hawthorne Gardens Hockley	Erection of Single Storey, Two Storey and First Floor Extensions at Front, Side and Rear
BR 98/562	34, Cheapside West Rayleigh	Erect New Attached Garage at Side and Convert Existing Garage into Dining Room with New Pitched Roof Over Existing Garage
BR 98/567	Pleasant View Stambridge Road Rochford	Dormer to Existing First Floor Rooms For Ensuite & Bedroom
BR 98/579	The Poplars Arundel Road Ashingdon	Demolish Existing Dwelling & Erect New Three Bedroom Bungalow
BR 98/564	280, Rectory Road Hawkeell	New Chalet



DELEGATED BUILDING REGULATIONS DECISIONS

REJECTIONS

11th March 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BR 98/547	211, Eastwood Road Rayleigh	Two Storey Rear Extension and Single Storey Front Extension
BR 98/548	3, Hillside Road Hockley	Rear Extension
BR 98/551	2, Claybrick Avenue Hockley	Front & Rear Extension & Internal Alterations
BR 98/555	1C, Hawkwell Road Hockley	Rear & Side Extensions
BR 98/566	46, Marylands Avenue Hockley	Two Storey Side Extension
BR 98/568	212, Hockley Road Rayleigh	Rear Extension
BR 98/574	12, Broad Oak Way Rayleigh	First Floor Extension and Form New Roof with Alterations to Existing Bungalow
BR 99/5	226, Greensward Lane Hockley	Single Storey Side Extension

Chairman: D & W date: 8-4-1999



Rochford District Council
To the meeting of:

TRANSPORTATION AND ENVIRONMENTAL SERVICES

On: 23RD MARCH 1999

Report of: HEAD OF ADMINISTRATIVE AND MEMBER SERVICES

Title: MINUTES OF THE STAMBRIDGE SEWAGE TREATMENT WORKS
WORKING PARTY

Author: P.J. Dixon

Report Approved By: 

At a Meeting held on 16th March 1999. Present: Councillors A. Hosking (Chairman), G C. Angus, D.M Ford, Mrs J E. Ford, Mrs H.L A. Glynn, V.H. Leach, T.A. Powell, Mrs. M.S. Vince and Mrs. M.J Webster

Co-Opted Members Attending: Mr. Con Hayes - Chairman of Sludgewatch.

Apologies: Councillors Mrs. A.R. Hutchings, Mrs. S.J. Lemon and Mr C.Keen of South-East Essex Friends of the Earth.

Substitutes: Councillor V.D Hutchings and Mrs. Hayes of Stambridge Parish Council.

Visiting: Councillor P.A. Beckers.

17. MINUTES

The Minutes of the Meeting of 13th January 1999 were approved as a correct record, subject to the first line of the final paragraph under Item 15 "Sludge Treatment Process and Update" being replaced by the following, as submitted by Councillor V.H. Leach:

"A Member had a concern that this Working Party was becoming a "campaigning against" body rather than an investigative Working Party which was its original brief. The Member believed that not inviting Mr Rankin to become a part of the Working Party, as a past user of N-Viro, was a lost opportunity to maintain the balance of this Working Party "

A Member raised a question in respect of N-Viro which, since the previous Meeting, had begun to be referred to as K-Plus. The Member was advised that there was no difference between the two, but that K-Plus was merely a label applied to the product, a marketing device to which farmers could relate.

Officers had been advised that Christine Butler MP would be unable to attend a Meeting of the Working Party at present due to a heavy workload. However, she had extended an invitation for a small number of Members to visit her at the House of Commons. The question was raised as to why this particular MP was involved, as opposed to one of Rochford's own MPs, and it was pointed out that Christine Butler was involved in the production of the Government's "Sewage to Land" report. A Member suggested that, as a matter of courtesy, Rochford's MPs be invited to any Meeting which does take place at the House of Commons and that cross-party representation is assured amongst Members attending.

18. SLUDGE TREATMENT PROCESS AND UPDATE

The Working Party considered the report of the Head of Housing, Health and Community Care, updating Members on current developments in connection with the sludge treatment process.

Mr. David Edge, an Environmental Scientist employed as Regional Bio-Solid's Manager for Anglian Water, attended the Meeting to make a presentation in response to a list of Members concerns supplied to him prior to the Meeting, and to answer further questions. The presentation addressed issues as follows:-

- Is sludge treatment safe?
- The strict legal framework for sludge recycling - Anglian Water are bound by E.C. Directives, Sludge (Use in Agriculture) Regulations 1989, The Department of the Environment Code of Practice and MAFF codes of good agricultural practice.
- How bio-solids fit into the waste recycling business - less than 1% of land has sludge applied to it per annum.
- The use and treatment of pathogens - the water industry was responding to the lead taken by the food industry, in that rather than taking a "do nothing" stance because no problems had arisen in the past, they were planning ahead to ensure that problems do not occur in the future. Sampling had shown substantial reductions in pathogens through the N-Viro process.
- New protocols agreed between the water industry and the British Retail Consortium (BRC) - all products will be pasteurised in the near future. A safe use matrix had been agreed with the BRC. Use of untreated sludges will end and is likely to be phased out before the end of 1999. Also, stringent constraints are being applied to the use of treated sludges on land with vegetables in an arable rotation.
- Metals - 48% of zinc deposits on land occur as a result of atmospheric deposition, in comparison to 7% through the use of bio-solids. There are limits on the concentration of regulated metals within soil, and up to 3% of land is naturally already above those limits, so this land cannot be touched. The N-Viro product is better suited to certain types of land. The ECs limit for concentration of metals in sludge has not been implemented in the U.K. but the concentrations found in both Rochford and Southend are still substantially lower than that limit.
- Anglian Water's future options: Nutrient recycling and energy recovery - in terms of Environmental impact, energy recovery appears to be the most favourable option after sludge to land.

In concluding his presentation, Mr Edge suggested that based on current evidence, sludge treatment was safe, and advised that he believed a tightening up of safety measures was the way forward for Anglian Water

Members raised questions in relation to the following:-

- Anglian Water's marketing strategy and options if the agricultural route closes.
- Past problems experienced with N-Viro mixes.
- Limits on the application of N-Viro, including time limits, life span and effects on land when use of the product ceases.
- Risk assessment.
- Monitoring of new ingredients found in sludge
- The reasons why N-Viro had been re-labelled K-Plus
- Research into effects on the food chain through wildlife and floods.
- The generation of pollutants through incineration.
- Specific issues relating to the Stambridge Sewage Treatment Works, including lighting of the plant, public access and odours.

Lengthy discussions took place over some of the issues raised as Members sought assurances over their concerns. In order to ensure that all concerns had been addressed, the Working Party ran through the list of questions supplied to Mr. Edge prior to the Meeting

Members were advised that efforts were being made to reduce the stockpile at Stambridge Sewage Treatment Works, but that efforts had recently been hampered by bad weather. Mr. Edge reiterated that the old stockpile would be removed. With respect to the new work, it was Anglian Water's intention to remove the product within 14 days of production, as storage was limited. This arrangement would need to be clarified should the Environment Agency wish future quality assurance sampling to be undertaken. The N-Viro product could be stored temporarily on land where it was due to be used, but a Waste Management Licence was required for storage elsewhere. Any such storage would be secure. Anglian Water were employing contractors to spread the product on land, as opposed to allowing farmers to do so, in order to ensure that it was not over-applied and to conform with legal requirements for the regulation of the products use.

Plans showing the Treatment Works site were distributed to Members during the course of the Meeting. Mr. Edge promised to forward amended copies of the plans to the Working Party, identifying where the stockpile was located. Additionally, Mr. Edge would write to the Working Party again, addressing those points that remained unanswered in the letter dated 10th March 1999 and inviting Members to visit the site once the new plant was fully operational.

The Working Party thanked Mr. Edge for his presentation.

The Chairman advised Members that should a consultation on the Waste Management Licence for the N-Viro process be received from the Environment Agency prior to the next meeting then a Special Meeting would be called.

On a motion by Councillor Mrs. H.L.A. Glynn and seconded by Councillor D.M. Ford it was:

RECOMMENDED

That Mr. Jeremy Squire, nominated by and representing the National Farmers Union, be co-opted as a Member of the Working Party (HHHCC)

The Meeting closed at 9.35pm.

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Rochford District Council
To the meeting of:

TRANSPORTATION & ENVIRONMENTAL SERVICES

On: 23RD MARCH 1999

Report of: HEAD OF ADMINISTRATION AND MEMBER SERVICES

Title: MINUTES OF THE ENVIRONMENTAL HEALTH SUB-COMMITTEE

Author: P J. Dixon

Report Approved By. 

At a meeting held on 16th March 1999. Present: Councillors A. Hosking (Chairman), G.C. Angus, D.M. Ford, Mrs J.E Ford, Mrs. H.L.A. Glynn, V.H. Leach, T.A. Powell, Mrs. M.S. Vince and Mrs. M.J. Webster.

Co-opted Member: Mrs. J. Rigby - Rochford Hundred Association of Local Councils

Apologies: Councillors Mrs.A.R. Hutchings and Mrs.S.J. Lemon.

Substitute: Councillor V.D. Hutchings

Visiting: Councillor P.A. Beckers.

64. MINUTES

The Minutes of the Meeting of 13th January 1999 were approved as a correct record.

A question was raised in relation to a vacancy listed on the membership of the Sub-Committee: Members were of the opinion that Councillor K.A. Gibbs had been nominated to fill this position -Officers to investigate.

A Member expressed a desire to see the issue of 'Green Waste Collection' revisited and was advised that the report being produced by Ecologika was due to address this

Officers reported that the one day sale of home composting bins which took place in Websters Way Car Park on 7th March had proved to be a success. Approximately 1000 bins had been sold, despite bad weather on the day. Officers were keen to see further sales take place and were working with Parish Councils to promote sales in the smaller towns, villages and remote areas. The Recycling Officer is due to attend the Rochford Fair on May Day where further compost bins will be on sale. Officers were asked to investigate how Basildon District Council had managed to offer free home delivery of bins. Additionally, Officers were asked to submit to the next Meeting of the Sub-Committee a report on the donation of bins to elderly persons homes. Members also expressed a desire to see the promotion and sale of water butts.

Members were advised that a formal response had yet to be received from Aylesford regarding the proposed removal of unproductive paper banks. Several Members had since received a number of complaints concerning overflowing paper banks which had not been emptied. Officers

to pursue the issue with Aylesford and to circulate to Members a letter recently sent to Councillor V.H. Leach addressing related problems. It was suggested that a representative of Aylesford could be asked to attend a Meeting of the Sub-Committee. Additionally, Officers were asked to investigate means of encouraging the public to refuse the delivery of unwanted free papers and circulars, perhaps through the use of signs on doors, as a measure towards kerbing the production of excess paper.

Officers were asked to express, through the Essex Waste Consortium, the Council's dissatisfaction with a lack of planning guidance from the Government on all aspects of waste disposal.

65. GREEN BUSINESS PROJECT

The Sub-Committee considered the report of the Head of Corporate Policy and Initiatives, outlining the Green Business Project, the main aim of which is to improve the environmental performance of businesses while cutting costs. The initiative is a joint venture between the District Council, Business Link South East Essex and the Essex Training and Enterprise Council, to be piloted on the Hockley Foundry and Eldon Way Industrial Estates.

Officers summarised the main issues raised in the report and answered Members' questions as follows:-

- informal discussions had yet to take place with businesses showing interest.
- other suitable industrial sites had been identified, but no further action would be taken until the outcome of the pilot project was clear.

A Member pointed out that small companies would benefit from advice and training in buying procedures and asked that this be incorporated into the list of areas which could be addressed by a scoping audit, as contained in the report.

On a motion by Councillor T.A. Powell and seconded by Councillor D.M. Ford, it was:

RECOMMENDED

That Members approve the Green Business Project as outlined and that a further report be made to the Environmental Health Sub-Committee on the outcome of the pilot project. (HEPI)

The Meeting closed at 10.10pm.

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Chairman



date 3. Jan 1994



Rochford District Council
To the meeting of:

FINANCE & GENERAL PURPOSES

On: **13TH APRIL 1999**

Report of: **HEAD OF ADMINISTRATIVE AND MEMBER SERVICES**

Title: **MINUTES OF THE MEMBER BUDGET MONITORING
WORKING GROUP**

Author: **A. Wyatt**

Report Approved By: *[Signature]*

At a Meeting held on 17th March 1999. Present: Councillors D.E Barnes Mrs. J. Helson, C.R Morgan, R.E. Vingoe and P.F.A. Webster.

1. APPOINTMENT OF CHAIRMAN

Councillor C R. Morgan was appointed Chairman for the remainder of the municipal year.

2. TERMS OF REFERENCE

Members noted the Terms of Reference relating to the Monitoring Group.

3. REPAIRS AND MAINTENANCE

The Monitoring Group considered the report of the Head of Financial Services which advised Members of the schedule of Repairs and Maintenance in respect of 1999/2000, and which gave a breakdown of the items currently included within the estimates that were submitted to Committee together with the items that were removed by Corporate Management Board. The Monitoring Group noted that the schedule would have to be reduced by £20,000 in line with the agreement to the Budget Strategy. The process by which underspends in relation to the Repairs and Maintenance budget were dealt with was also noted.

Members had before them a breakdown of planned and responsive repairs in relation to the Repairs and Maintenance budget for 1999/2000 for information.

The Chairman took Members' item by item through the appendix to the report in order for savings to be found. The following points were made by Members:-

- * In relation to the general provision of carpets, blinds and ventilation for office accommodation at Rochford, it was considered that the figure could be reduced by £2,500 making a saving of £2,500
- * In agreeing the figure set aside and the current estimates for the renewal of the asphalt roof covering for the office accommodation in Rayleigh, Members wished the method used for the renewal to be looked into to ensure its cost effectiveness

- * The installation of a fire alarm at the Freight House was subject to discussion and it was considered that this expenditure should be put on hold for a report to be made back to the Working Group
- * With regard to Parks Sports Centre, Members considered that the monies set aside for the refurbishment of the squash courts and the changing rooms linked to the squash courts should be put on hold pending statistical analysis of their usage. Members further considered that the replacement of obsolete light fittings to corridors and to changing rooms at Great Wakering Sports Centre should be removed from the Special Items budget and funded from the responsive budget, making a saving of £1,800
- * In respect of Clements Hall Sports Centre, a motion put by Councillor D.E. Barnes and seconded by Councillor R.E. Vingoe for £10,000 to be saved across the total expenditure from the current estimates was unanimously won, making a saving of £10,000. The £50,000 set aside for the re-roofing of the pool hall was put on hold pending a survey on its condition.
- * In respect of recreation grounds and open spaces, Members requested that the renewal of the roof coverings at King Georges Pavilion and Fairview Pavilion be the subject of a further report and that this expenditure be held. The alteration to the store for roller storage at Rawreth Pavilion and re-surfacing of the main playground at Ashingdon should be removed from the current estimates making savings of £1,100 and £6,300 respectively.
- * It was further considered that the expenditure in respect of Fairview Tennis Court should also be put on hold pending a report back on alternative uses for the site.
- * In respect of the issue of the improvements to the weights room at Great Wakering, Members considered that this should be brought back to future meetings for consideration when savings have been made.

Members requested that a report on the review of Leisure assets be made to a future meeting. During the debate the issue of Building Condition Survey was raised by Members and it was considered that Corporate Management Board should look at what skills were currently employed inhouse in order that only the specialist aspects of the survey be put out to contract. It was further noted that the survey may have implications on the Leisure asset review.

RECOMMENDED

That the savings to the repairs and maintenance schedule as outlined above be actioned (HFS)

4. ADJOURNMENT OF MEETING

Due to the lateness of the hour, it was considered that the meeting should stand adjourned and be re-convened on Wednesday 24th March 1999 at 7.30p.m.

The meeting adjourned at 9.45p.m.

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ROCHFORD DISTRICT COUNCIL

Minutes of the Transportation & Environmental Services Committee

At a Meeting held on 23rd March 1999. Present: Councillors V.H. Leach (Chairman), R.S. Allen, D.E. Barnes, C.I. Black, D.M. Ford, Mrs. J.E. Ford, Mrs J.M. Giles, Mrs.H.L.A Glynn, A. Hosking, V.D. Hutchings, R.A Pearson, T.A. Powell, Mrs. M.S. Vince, Mrs M.J. Webster and D.A. Weir.

Ex Officio Member Attending. Councillor D.R. Helson.

Apologies: Councillors G.C Angus, J.M. Dickson, K.A. Gibbs and S R. Tellis.

Substitutes: Councillors P.A. Beckers, C.R Morgan and Mrs. M.A. Weir.

Visiting: Councillor Mrs. J Helson.

101. MINUTES

The Minutes of the Meeting of 28th January 1999 were approved as a correct record and signed by the Chairman

102. MEMBERS' INTERESTS

Councillors Mrs H.L.A. Glynn, V.H. Leach, D.A. Weir and Mrs. M.A. Weir each declared a non-pecuniary interest in the item "Declaration of Local Nature Reserve - Magnolia Road Public Open Space" (Minute 106) by virtue of being Hawkwell Parish Councillors.

103. SUB-COMMITTEE MINUTES

The Committee considered the appended Sub-Committee Minutes and the recommendations contained therein.

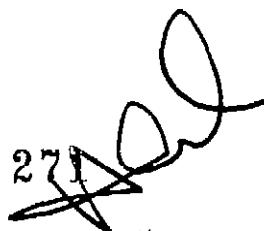
(i) Planning Policy Sub-Committee - 4th March 1999

Minute 58 - Mobile Phone Masts

Resolved

That the informative resolved at the Meeting of Council on 11th February 1999 (Minute 68/99 - Para. 2 - F/0408/98/ROC) and reproduced below be placed on all planning permissions in respect of telecommunication towers

"The applicant's attention is drawn to his responsibilities under the Health & Safety at Work Act 1974 and the Management of Health & Safety at Work Regulations 1992 regarding the safe operation of the telecommunication tower. Such responsibilities include an assessment of the likely exposure levels of the electromagnetic field in accordance with the National Radiological Protection Board of Guidelines (restrictions on exposure to static and time varying electromagnetic fields and radiation), documents of the NRPB 4.5,7-63 (1993) and any necessary resultant appropriate action. Furthermore, as advised in PPG8, the Health & Safety Executive or the responsible enforcing authority for activities controlled under the Wireless Communication Licensing Regime."

271 

(ii) Transportation Sub-Committee - 9th March 1999

Minute 101 - Proposed Diversion of Public Footpaths 4 and 5, Paglesham

Resolved

That subject to Caleb Rainer Limited agreeing to bear the costs of all necessary accommodation works, together with the Council's expenses recoverable under the Local Government (Recovery of Costs for Public Path Orders) Regulations 1993 as amended, the proposal to divert Footpath 4 to the route ABCDG, and Footpath 5 to the route ABCH as indicated on the map annexed to the report, be approved in principle and the Head of Legal Services be authorised to take all necessary steps to secure the making and confirmation of a Public Path Diversion Order under the terms of Section 119 of the Highways Act 1980. (HLS)

Minute 102 - Breaking the Log-Jam - DETR Consultation Paper

Resolved

(1) That the comments in the report together with additional comments expressed by Members at the Meeting form the basis of the Council's response to the DETR Consultation Paper 'Breaking the Log-Jam.'

(2) That both the Government and Essex County Council (as administrators of the proposed scheme) be advised of:

- (i) The Council's desire to see the Rochford District exempted from road user and workplace parking charges unless alternative proposals, workable in a predominantly rural area, can be suggested.
- (ii) The Council's concerns over the financial implications for local authorities. (HCPI)(TP)

(ii) Stambidge Sewage Treatment Works Working Party - 16th March 1999

Minute 18 - Sludge Treatment Process and Update

Resolved

That Mr Jeremy Squier, nominated by and representing the National Farmers Union, be co-opted as a member of the Working Party. (HHHCC)

(iv) Environmental Health Sub-Committee - 16th March 1999

Minute 65 - Green Business Project

Resolved

That Members approve the Green Business Project as outlined and that a further report be made to the Environmental Health Sub-Committee on the outcome of the pilot project (HCPI)

104. OUTSTANDING ISSUES - MEETINGS OF 16TH JULY 1998, 19TH NOVEMBER 1998 AND SPECIAL MEETINGS OF 2ND DECEMBER 1998 AND 14TH DECEMBER 1998

With regard to "The Essex and Southend Waste Local Plan Deposits Draft (Minute 556/98)", Members considered the document which had been circulated to the Chairman of Transportation and Environmental Services Committee at a Joint County/District Waste Contract Strategy Working Party Meeting the previous night. Members expressed concern at the wording of the document and felt unable to agree its content in principle, considering the matter should be deferred to a Special Meeting of the Transportation and Environmental Services Committee to be held on 1st April 1999 for full and proper debate

On a Motion by Councillor R.A. Pearson and seconded by Councillor R.S. Allen it was,

Resolved

That the matter be referred to a Special Meeting of the Transportation and Environmental Services Committee on 1st April 1999, to commence at 8.30pm (bearing in mind planning site visits due to take place that evening) and that Ecologika be invited to either attend the Meeting or give a written response to the document to inform the debate.

Members were satisfied that all necessary action had been taken Minutes 556/98, 498/98, 500/98, 99/98, 326/98 and 329/98 were carried forward.

105. RAYLEIGH TOWN CENTRE ENHANCEMENTS

The Committee welcomed Mr Keith Francis from Essex County Council Area Highway Office who had been invited to attend the Meeting to update Members on progress to date with Rayleigh Town Centre Enhancements.

Members were advised that the scheme was 50% complete. The laying of brick paving in certain areas had caused some delay. Difficulty had also been experienced with unforeseen works which involve British Telecom and the Eastern Electricity Board. The date for completion of Phase I was 29th May, which included a weeks slippage for unforeseen works. To date contractors were ten days behind although no application for an extension of time had been received. The items of extra work had included drainage works and works to chamber access for the statutory undertakers mentioned above. 10% of the total contract sum had been added for contingencies, three quarters of which had been spent with 50% of the contract sum spent also. Some of the design elements had been modified in particular to improve the slope to shop frontage, although there had been a mixed take-up by private forecourt owners.

Essex County Council had taken advantage of some bonus funding for the bus stops in Websters Way and outside Coral in Eastwood Road to afford level access for bus users. Mention was also made of the Millennium clock proposal to be funded by Rayleigh Town Council.

Overall Essex County Council were very pleased with the standard of workmanship in the contract works. Future events to take place were the arrival of heritage bus shelters in three weeks, provided free of charge and without advertising from Adshell. Soon to arrive was seating around trees and the return of the telephone boxes. The Traffic Regulation Order was due to be ready for consultation within a week, with a weekend road show planned to take place within the Boots lagoon area in order to gather responses to the Order-making procedure.

Mr. Francis clarified the following points after Members Questions.

The health and safety aspect of tree grills in place without earth would be looked into with the contractor, although a Member further advised that this issue had been dealt with.

In respect of persons parking illegally on the new pavements, bollards were being installed and the matter would be monitored with a view to further bollard installations as necessary.

In respect of traditional K6 telephone boxes being installed within the Town Centre, Members were advised that British Telecom would be addressing the monitoring group on 12th April and the matter would then be raised. Members requested that British Telecom be invited to walk along the improved high street areas to see the improvement works and how the telephones would fit in within the overall scheme.

The issue of cycle racks was part of the South East Essex Transport package, but again was noted and would be answered at the Monitoring Group on 12th April.

In respect of lamp stands, although Members had requested traditional lamp stands, the final design and positioning were determined by Essex County Council Highways.

The tree planting scheme was planned for the second or third week in April, subject to all tree pits being in place.

Members thanked Mr. Francis for his attendance and he then left the Meeting.

106 DECLARATION OF LOCAL NATURE RESERVE - MAGNOLIA ROAD PUBLIC OPEN SPACE

The Committee considered the report of the Head of Legal Services, presenting Hawkwell Parish Council's request that the District Council declare a portion of the Magnolia Public Open Space as a Local Nature Reserve.

Members concurred with the recommendations made in the report and congratulated the Parish Council on this initiative. In noting the opening date of 24th April at 2pm, Members were pleased to note that signage detailing the flora and fauna of the site would be installed following a contribution from the South Eastern Electricity Board and an application for monies from the Cory Environment Trust.

Resolved

(1) That subject to the Hawkwell Parish Council agreeing to bear all the costs associated with the management of the Local Nature Reserve and assume all statutory responsibility for the management of the Reserve, the Council resolves to declare the area of land at Magnolia Road Open Space (as indicated on the map attached to the report), in extent approx. 8.5 hectares, a Local Nature Reserve to be known as the Magnolia Nature Reserve.

(2) That the Head of Legal Services be authorised to take all necessary steps to secure the making of the declaration of the area as a Local Nature Reserve under Sections 19 and 21 of the National Parks and Access to Countryside Act 1949

(3) That the Head of Legal Services be authorised to determine the terms and conditions of and enter into a written agreement with the Hawkwell Parish Council providing for the management and the provision of necessary finance by the Parish Council for the effective operation and management of the Reserve. (HLS)

107 BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 1998

NOTE: Councillor Mrs. H.L.A. Glynn declared a non-pecuniary interest in this item.

The Committee considered the report of the Corporate Director (Law, Planning and Administration), updating Members on Building Regulations coming into force from 1st April 1999 and seeking to establish methods of administering the same

Members wished to pass on their congratulations to the Building Control Section for the quality of work carried out.

Resolved

(1) That the format of the Local Government's Association Model Scheme and the advisory charges be adopted as a basis of implementing the provisions contained within the Building (Local Authority Charges) Regulations 1998

(2) That Members give authority to the Corporate Director (Law, Planning and Administration) and the Building Control Manager, in consultation with the Corporate

Director (Finance and External Services), to operate and negotiate as necessary in respect of fees to respond to the dictates of market forces in relevant circumstances.

(3) That in future years the Corporate Director (Law, Planning and Administration) be authorised to set the necessary charges for the Building Regulation function. (CD(LPA))

108. **ROCHFORD TOWN CENTRE WORKING GROUP UPDATE**

The Committee considered the report of the Head of Corporate Policy and Initiatives, updating Members on the deliberations of the first meeting of the Rochford Town Centre Working Group.

Members noted the contents of the report and suggested that the Terms of Reference should be broadened to allow consideration of the town centre as a whole. It was further mooted that the consultation should be dealt with as a matter of urgency.

On a motion by Councillor D.M. Ford and seconded by Councillor Mrs. J.E. Ford it was.

Resolved

(1) That the Terms of Reference for the retail study be broadened to allow consideration of the Rochford Town Centre as a whole.

(2) That authority be delegated to the Head of Corporate Policy and Initiatives to make arrangements to commission a retail consultant to undertake the study. (TP) (HCPI)

109. **DISCUSSION DOCUMENT - RURAL ENGLAND**

The Committee considered the report of the Head of Corporate Policy and Initiatives, giving Members the opportunity to provide input into a Rural White Paper for England.

In endorsing the response as outlined in the report, Members considered that the mention of sensitive areas in the response should include the Green Belt. It was further considered that in relation to the Village Shops Rate Relief Act 1998 the Government should consider a review to allow boundaries to be widened for Local Authorities to have powers of discretion to determine applications for those sites which fall just outside current boundaries.

On a motion by Councillor C.I. Black and seconded by Councillor Mrs. J.M. Giles it was:

Resolved

That subject to the above comments, Appendix One to the report be sent to the Department of the Environment, Transport and the Regions, as Rochford District Council's submission on the document 'Rural England. A Discussion Document' (HCPI)

110. **PETITION - QUYS LANE, ROCHFORD (Minute 59/99)**

The Committee considered the report of the Head of Legal Services, asking Members to address issues raised in connection with a petition received in respect of Quys Lane, Rochford. The item stood deferred to this Committee following its presentation to Council on 9th February 1999.

In concurring with the Officer's recommendation, Members considered there to be merit in investigating the making up of the road further with a view to its adoption by Essex County Council Highways. However, Members were mindful of the possible legal implications concerned with this proposal and the fact that at the present time there was no budgetary provision for this work.

Resolved

(1) That the making up of Quys Lane, Rochford to an adoptable highway standard for adoption by the County Council as a public highway be investigated further.

(2) That detailed plans and costings be presented to a future meeting, together with possible sources of funding, including monies from the Rochford Town Centre Enhancements, local businesses and the Parish Council. (HLS)

111. **LOCAL TRANSPORT PLANS**

The Chairman admitted the following item of pertinent business.

The Committee considered the report of the Head of Corporate Policy and Initiatives, outlining progress on the preparation of the interim version of the Local Transport Plan, including the Council's supporting statement.

In endorsing the suggested content of the District Statement it was:

Resolved

That Members agree the contents of the District Statement to be incorporated in the interim version of the Local Transport Plan and that further reports be made in the future on the arrangements for the preparation of a District Transport Strategy as outlined in the report. (HCPI) (TP)

112. **A130**

A Member raised the point that the A130 scheme had recently been passed for development by Essex County Council. The Committee, mindful of this Authority's response previously to the consultation in respect of the above, requested that Officers write to Essex County Council to obtain details of the agreed scheme, bearing in mind the mention made within the Essex and Southend Waste Local Plan Deposits Draft especially in relation to the incinerator in West Rayleigh.

On a motion by Councillor D.E. Barnes and seconded by Councillor R.A. Pearson it was:

Resolved

That Officers write to Essex County Council to obtain details of the agreed scheme in relation to the A130.

113. **EXCLUSION OF THE PUBLIC**

Resolved

That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following item of business on the grounds that it involves the likely disclosure of Exempt Information as defined in Paragraph 8(b) of Part 1 of Schedule 12A of the Act.

114. **KERBSIDE RECYCLING TRIAL UPDATE**

The Committee considered the confidential report of the Head of Housing, Health and Community Care, advising Members of tenders received for the collection of recyclables for the kerbside recycling trial.

Members suggested that the matter be referred to the Finance and General Purposes Committee and that Officers should investigate further the following points:

The cost of carrying out the trial using a dual wheeled bin system, comprising alternate collections of recyclables and household waste.

Resolved

That the matter be referred to Finance and General Purposes Committee as outlined above. (HHHCC) (1346)

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The Meeting closed at 10 30pm.



Rochford District Council
To the meeting of.

FINANCE & GENERAL PURPOSES

On: 13TH APRIL 1999

Report of: HEAD OF ADMINISTRATIVE AND MEMBER SERVICES

Title: MINUTES OF THE MEMBER BUDGET MONITORING
WORKING GROUP

Author A. Wyatt

Report Approved By. *J. B. Cook*

At a reconvened Meeting held on 24th March 1999. Present: Councillors D E. Barnes
Mrs. J. Helson, C.R. Morgan, R E. Vingoe and P.F.A. Webster.

5. CAPITAL PROGRAMME 1999/2000

The Working Group considered the report of the Head of Financial Services which detailed the current Capital Programme in respect of 1999/2000, and the approved items in respect of 1998/1999 which had elements outstanding which had to be included within 1999/2000 programme. Further to the report, Members had before them a letter from the Head of Financial Services which detailed relevant items in relation to the above. The Chairman took Members' item by item through the contents of the letter. The following points were made:-

St Marks Field.

Mindful of the current situation in relation to the above site, Members considered that a sum of £70,000 should be set aside for the provision of a Healthy Living Centre within Rochford Roche Ward. It was also considered that officers should try to resolve the issue of the covenant at the above site.

57 South Street

In noting that basic works had taken place to make the above building weathertight, Members were advised of a meeting between the Youth Service, Rochford Parish Council and Ward Councillors which was scheduled for 9th April 1999 to discuss the management issues of the site further. It was suggested that the £2,800 savings which had been found at the previous meeting should be used to bring the inner fabric of the building up to an acceptable standard. It was further considered that the Rent, Rates, Heating and Lighting should be funded from the Crime and Disorder Strategy Budget, for 3 years only, in line with the Strategy. Following this period the Parish could increase their precept by 50 pence to cover costs.

Public Conveniences

Mindful of previous debate on this matter, Members considered that this issue should be put on hold, pending the outcome of the Mill Hall Complex developments, considering there to be a possible opportunity to possibly include improved Public Convenience provision within the overall scheme.

Blatches Farm

It was noted that this issue was due for discussion at the Corporate Resources Sub Committee. Members were of the opinion that the discussion should take place there.

Quys Lane

Noting the discussions which had taken place at the Transportation and Environmental Services Committee, Members felt that until such times as issues such as ownership of the site were known, that this could not be included within the Budget.

Rayleigh Town Centre

During discussion of this item reference was made to the proposals for a Recycling Initiative within the District, and the enhancements of Rayleigh Town Centre and other Town Centres within the district. Voting on a motion for £150,000 to be set aside to enable the completion of the Rayleigh Town Centre enhancements was won on a show of hands.

Note: Pursuant to Standing order 24(4) Councillor P.F.A. Webster wished it recorded that he cast his vote against acceptance of the above motion.

Sheltered Accommodation

Mindful of the need for improvements to the Sheltered Housing Stock, Members considered there to be a need for a fundamental review of Housing, and requested a report back on this issue.

Other Schemes

Noting that Recycling, Town Centres other than Rayleigh and Safer Communities were issues to be dealt with in the Capital Programme, Members noted that Essex County Council had agreed to meet with the District in June/July to discuss further the issues surrounding the future use of the Park School site.

Longer Term Capital Programme

Members noted details of the Government Review in respect of support for housing Capital Expenditure as advised by the Head of Financial Services, which would be the subject of a report to a future meeting of the Finance & General Purposes Committee.

Further to the debate, Members requested that Officers report back to the Working Group on the issues of leasing vehicles and equipment and staff refreshments.

RECOMMENDED

That the report be received and that the points raised above be actioned (HFS)

6. ISSUES FOR FUTURE MEETINGS

The Working Group received the report of the Head of Financial Services which identified the following items which would be reported to future meetings:-

- Subscriptions to external bodies
- Travelling subsistence and car allowances
- I T. Consultancy Budget

How budgetary control works at Rochford
Information on technical financial aspects requested by Members
Routine monitoring reports both revenue and capital
The proposed budget process for 2000/2001
Statutory and discretionary services
Strategy for the use of the Crime and Disorder funding
Asset Review

Members wished to see the reports relating to Travelling & Subsistence, Car Allowances, Subscriptions, Statutory and Discretionary Services, as well as that relating to the Asset Review come forward to the next meeting. In relation to Crime & Disorder Funding, Members felt that the Strategy should be dealt with within the normal Committee process for Crime and Disorder. Further to the suggested list of reports, Members wished for a report on Council Owned Buildings, detailing both those with full repairing leases and those without, to come forward in due course.

The meeting closed at 10.45p.m.

Committee Report

10(iii)



Rochford District Council
To the meeting of.

FINANCE & GENERAL PURPOSES

On: 13TH APRIL 1999

Report of: HEAD OF ADMINISTRATIVE & MEMBER SERVICES

Title: MINUTES OF THE PARTNERSHIP SUB-COMMITTEE
(ESSEX LINKS)

Author J.Bostock

Report Approved By *J.Bostock*

At a Meeting held on 25th March 1999. Present: Councillors P.A. Beckers (Chairman), R.S. Allen, Mrs. J. Hall, D.R. Helson, T.A. Powell and Mrs. M.S. Vince.

Substitute: Councillor R. Adams

Representing Essex Council Council: Councillors K. Bobbin and R.H. Boyd.

Representing Town and Parish Councils: T. Cutmore (Ashingdon Parish Council), Mrs. M. Liles (Clerk - Rayleigh Town Council), Mrs. M. Guyett (Hockley Parish Council), Mrs. M. Beckers and Mrs. J. Collins (Rawreth Parish Council), M. Ewers (Rochford Parish Council) and Mrs. J.V. Rigby (Clerk - Ashingdon Parish Council)

Apologies: Hawkwell Parish Council and County Councillor Mrs. T.M. Chapman.

Some Members in attendance served at more than one tier.

70. MINUTES

The Minutes of the Meeting of 26th January 1999 were agreed as a correct record.

71. MEMBERS' INTERESTS

Councillor R.S. Allen declared a non-pecuniary interest in the item relating to footpaths (Minute 73) by virtue of the ownership of land containing a public footpath

72. THE ASSISTED PURCHASE SCHEME FOR PARISH COUNCILS, TOWN COUNCILS AND VOLUNTARY ORGANISATIONS

The Sub-Committee received a report from Mr.D. Hall, County Council Property Manager and Valuation Officer, on the assisted purchase scheme for Parish Councils, Town Councils and voluntary organisations

In presenting his report, Mr Hall detailed the background to development of the scheme, together with examples. Three schemes were scheduled for consideration by the County at a forthcoming meeting

Responding to a Member question, Mr Hall confirmed that the County Council notified Local Councils of County Council owned surplus land.

73. STREET LIGHTING, FOOTPATHS AND CUTTING OF GRASS AND HEDGES

The Sub-Committee received a report from Mr. N. McCullogh, Area Transportation Manager, Essex County Council on the current position with regard to street lighting (including lighting maintenance), footpaths and cutting of grass and hedges.

In presenting his report Mr. McCullogh referred to the value of the partnership approach and confirmed that his team endeavoured to visit every Parish/Town Council each year.

Responding to Member questions Mr. McCullogh confirmed/advised:-

That, with regard to street lighting-

- i) the subject area was understandably controversial and the County recognised that Parishes may sometimes wish to control lighting within their area. With regard to the latter, a number of factors should be taken into account including:-
 - a) the County Council's size, which enabled the County to achieve lighting supply at discounted rates (the County energy charge currently being £3.3M. per annum with the Rochford District element £176,000).
 - b) energy market expansion and the potential ability of the County to exploit variations to the market
 - c) problems experienced with supply, which could well prove worse for smaller consumers
 - d) County proposals with regard to "Contract 2000", which may further reduce opportunities for effective involvement
 - e) the need for effective legal support and insurance
- ii) where Parishes currently have street lighting responsibility, they can always consider the option of using the County service.
- iii) he would investigate specific concern about the reliability of existing lights on the corner of Beeches Road/the A130 in the direction of Battlesbridge.
- iv) it would normally be the case that, when a decision is made to resite a lamp column, the existing column would remain in commission pending availability of the new column.
- v) the County Council was not responsible for lighting on a new development until the road in question was adopted by the County. However, the County endeavoured to assist with any problems with such lighting.
- vi) officer inspection of lighting was undertaken at approximately 2 monthly intervals (although such inspection may miss intermittent faults in the first instance).
- vii) he would investigate if the County Council's street lighting database could facilitate the identification of lights which are currently the responsibility of Rayleigh Town Council.
- viii) he would investigate whether any work was being undertaken with regard to a suggestion that the recently developed Crime and Disorder Reduction Strategy and community safety priorities could be reflected in lighting repair prioritisation.

- ix) he would endeavour to ensure that Local Councils are advised of any columns which are likely to be out for a period of time, together with the reason.
- x) there was no specific legal requirement for the County to provide lighting.
- xi) the County was currently reviewing the feasibility of introducing sponsorship to the lighting service.
- xii) he would consider and respond to a suggestion that it could be of assistance to the development of the County Council's database if Local Councils supplied details of their own lighting provision.

That, with regard to public footpaths:-

- i) in the majority of cases landowners were fully aware of their responsibilities.
- ii) the County was currently undertaking a review of the definitive map on an area by area basis and Local Councils should feel free to communicate with either the Highways Office or County Hall with any questions in this regard. In the meantime, he would arrange to advise Councils when the Rochford District Review was to commence
- iii) his office could deal with all operational questions.

That, with regard to grass cutting -

- i) the budget matches operational requirements, with the District contributing as considered appropriate (the County funds extra cutting where safety issues or site line problems arise).
- ii) the County aims to ensure verges are hazard free.
- iii) whilst some Authorities have introduced bye-laws in respect of grass verges, they tend to meet with mixed success.

That, with regard to road signage:-

- i) he would undertake to check that the signage restricting heavy goods vehicles through the Parish of Stambridge was as effective as possible.
- ii) the County was preparing to undertake a Rochford Traffic study, which may provide some solutions to problems associated with goods vehicles.

That, with regard to hedge cutting:-

- i) cutting tended to seasonable (i.e. not disturbing wildlife during nesting)
- ii) the County took responsibility in cases where the growth of trees impacted the highway.

During debate Mr. McCulloch confirmed that he would arrange for the early supply of further 'problem reporting forms' to all Local Councils within the District.

74. TOPIC AREAS FOR FUTURE MEETINGS

The Sub-Committee agreed that it would be of value to cover the following areas:-

Next Meeting

- i) Bus services provision (including roles and relationships between the various agencies).
- ii) The current position with regard to the health agenda.
- iii) Millennium activity proposed within the District, including any advice/assistance which the District may be able to offer to Local Councils.

As soon as practicable

- i) The production of Local Transport Plans
- ii) Work which could be undertaken at a local level to contribute to recycling initiatives.

County officers agreed to respond directly to the specific concern of a Member with regard to subsidised bus services and consultation with a school.

The meeting closed at 9 30p.m.

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Rochford District Council
To the meeting of:

FINANCE & GENERAL PURPOSES

On:

13TH APRIL 1999

Report of:

HEAD OF ADMINISTRATIVE & MEMBER SERVICES

Title:

MINUTES OF THE CORPORATE RESOURCES SUB-COMMITTEE

Author:

G. Brazendale

Report Approved By:

At a Meeting held on 30th March 1999. Present: Councillors D.E. Barnes (Chairman), G. Fox, Mrs. J.M. Giles, Mrs. J. Helson, V.H. Leach, Mrs. S.J. Lemon, C.R. Morgan, P.F.A. Webster, D.A. Weir and Mrs. M.A. Weir.

Apologies: Councillors Mrs. H.L.A. Glynn and R.E. Vingoe.

Substitutes: Councillors D.R. Helson and V.D. Hutchings.

Visiting Member: Councillor J.M. Dickson.

206 MINUTES

The Minutes of the Meeting of 20th January 1999 were approved as a correct record.

207. MEMBERS' INTERESTS

Councillor Mrs. J.M. Giles declared a pecuniary interest in item 23 (Application for Waiver of Public Entertainment Licence - Open Air Concert and Custom Show, Malyons Farm, Hullbridge) by virtue of her position as governor of Wyburns School.

208. PROPERTY PILOT DATABASE - UPDATE

The Sub-Committee considered the report of the Head of Corporate Policy and Initiatives concerning the revised costs of linkage to the Property Pilot commercial sites and premises register held by the Essex Investment Office (EIO). This data base provides the EIO with an immediate source of information from which to respond to inward investment enquiries received from the Invest in Britain Bureau, the East of England Investment Agency, and other sources. The information supplied to the EIO is collected from local Economic Development Officers and private land agents in Essex, and the database is therefore the most accurate way to collate and store Essex-wide investment opportunities. It comprises a store of all information relating to investing in Essex and a catalogue of the information that can be accessed by investors via an internet link from any source. It is anticipated that it will help to develop local inward investment projects, for example working with local developers to ensure the construction of premises for which there is a demand.

As a result of the additional facilities that have been included in the property pilot data base, the cost for linkage has been increased. The Sub-Committee had previously agreed to allocate £300

for the initial link up, together with a small maintenance charge to cover software development year on year of £100 p.a. The cost of the link has now increased to £1,000 (including this year's maintenance fee) which can be met in two instalments, one in the current financial year and one in 1999/2000 from the Economic Regeneration Budget.

The inward investment Property Pilot database is an effective tool with which to promote sites in Rochford and it was considered that the set up costs and modest annual maintenance fee represent good value, and provide significant benefits to the District in promoting Inward Investment Opportunities.

RECOMMENDED

That Members reaffirm their agreement to the Property Pilot Scheme, subject to the increased cost of connection being funded from the existing Economic Regeneration Budget. (HCPI)

209. SENIOR MANAGEMENT: REVIEW OF ACHIEVEMENTS, PRIORITIES AND PERSONAL DEVELOPMENT REQUIREMENTS; A REVISED APPRAISAL PROCEDURE

The Sub-Committee considered the report of the Chief Executive setting out a suggested mechanism for the regular monitoring of performance of the Chief Executive, the Corporate Directors and the Heads of Service, incorporating the most recent advice received from the Joint Negotiating Committee for Chief Officers of Local Authorities in relation to Performance Appraisal, issued in December 1998.

Members noted the key purposes and elements of the appraisal process, and its relationship to the priorities and targets contained within the Corporate and Budget Plans, together with the practical issues associated with the appraisal interview.

The Sub-Committee considered in some detail the responsibility for, and frequency of, appraisals and agreed that, for the Chief Executive and Corporate Directors, appraisals should be carried out by the Corporate Resources Sub-Committee, (with an input into the appraisal of the Corporate Directors also by the Chief Executive), and that they should take place annually. It was also agreed that Heads of Service be appraised annually by the Corporate Resources Sub-Committee (with input from the Chief Executive and appropriate Corporate Director), with an interim 6 monthly formal appraisal by the Chief Executive and the appropriate Corporate Director. Members concurred that the September/October cycle would be the most appropriate times for appraisals to take place, with the appraisal by the Sub-Committee taking place in the first of these cycles. The first round of appraisals undertaken by the Sub-Committee would therefore be in September/October after the summer recess, thereby allowing sufficient time for the new structure to have bedded, in consideration of a revised Corporate Plan early in the new municipal year, and for Members to undertake appropriate training, with £1,000 being set aside from the Members' training budget for this purpose.

The Chief Executive advised that appraisal targets for Heads of Service comprised the achievement of principal Committee decisions and budgetary targets; future target setting will, in addition, reflect the Corporate Plan.

RECOMMENDED

(1) That the appraisal system, outlined above be approved.

(2) That £1,000 be set aside from the Members' training budget for Member training in performance appraisal

(3) That a training course in Performance Appraisal be arranged for Members of the Corporate Resources Sub-Committee at the earliest opportunity. (CE)

210. APPLICATION FOR STREET TRADING CONSENT FEE WAIVER MAY FAYRE, MARKET SQUARE AND WEST STREET, ROCHFORD, SUNDAY 2ND MAY 1999

NOTE: Councillor Mrs. M.A. Weir declared a non-pecuniary interest in this matter.

The Sub-Committee considered the report of the Head of Housing, Health and Community Care concerning an application received from Rochford Parish Council for the grant of Street Trading Consent for their May Fayre which is to be held in Market Square and West Street, Rochford on Sunday 2nd May 1999 between 11.00am and 4.00pm. The Parish Council also requested that consideration be given to waiving the Street Trading Consent fee, the charge for which is currently £106.

RECOMMENDED

That the Street Trading Consent Fee for Rochford Parish Council's May Fayre, to be held on 2nd May be waived, subject to the Street Trading Consent being approved. (HHHCC)

211. APPLICATION FOR WAIVER OF PUBLIC ENTERTAINMENT LICENCE FEES, CANEWDON COMMUNITY ASSOCIATION BARN DANCE, NEW HALL BARN, LAMBOURNE HALL ROAD, CANEWDON

The Sub-Committee considered the report of the Head of Housing, Health and Community Care concerning an application received from a Mrs. H. Stacey and Mr. S. Stacey for the grant of a Public Entertainment Licence to hold the Canewdon Community Association Barn Dance at New Hall Barn, Canewdon on 29th May 1999 between 7.30pm and 11.45pm for 350 people. The Staceys had also submitted a fee waiver application, together with supporting financial information, relating to the Community Association and the Canewdon Village Hall and Community Centre.

Members noted that the event is to assist the Canewdon Community Association to meet the running costs of the Village Hall with 100% of the funds raised being contributed to the benefiting organisation, after expenses. The charge for a public entertainment licence is currently £391.50. The Community Association is a registered charity.

The Sub-Committee considered that in line with the Council's existing policy for applications for fee waivers from similar organisations, the fee in this particular case should be discounted by 80% and, on a motion by Councillor Mrs M A Weir and seconded by Councillor V.D. Hutchings it was

RECOMMENDED

That, subject to the Public Entertainment Licence for the Canewdon Community Association being granted, an 80% fee waiver be approved. (HHCC)

212. MILLENNIUM TIME CAPSULES

The Sub-Committee considered the report of the Head of Corporate Policy and Initiatives seeking Members' views on the burying of a time capsule for the Millennium. Following previous discussions by the Sub-Committee, Officers had investigated the possibility of providing time capsules for each of the fourteen Parish and Town Councils and had determined likely costs.

In addition, discussions had been held with a local company in the district concerning an alternative option, the construction of a larger time capsule for Rochford District Council. A single capsule of this size would offer the opportunity for the Council to invite Parish and Town Councils to suggest or offer items for inclusion. It is unlikely that a charge would be made for the construction of this capsule. Members considered each of these options, or whether a combination of both would be appropriate, and associated issues such as the location of the capsule(s) and the preferred length of time of burial.

Following discussion, it was concluded unanimously that the possibility of acquiring a single time capsule for the District Council, free of charge, should be pursued and that it should be located in the garden to the rear of the Old House at the Council's Offices in Rochford

In respect of the provision of a smaller capsule to each of the 14 parishes, Members considered that some Parishes may prefer to receive a cash sum with which to carry out their own schemes rather than a time capsule as such. To allow the parishes as much flexibility as possible, it was therefore suggested that the £500 available from the Millennium project budget for each Parish/Town Council should be offered either as a cash donation of £500 or as part cash donation of £220 plus a compact time capsule at a cost of £280, including the inert argon gas kit. Following a vote, this proposal was agreed and it was

RECOMMENDED

(1) That a single time capsule for Rochford District Council be acquired free of charge, and located in the garden behind the Old House at the Council Offices in Rochford.

(2) That each Parish and Town Council be offered either £500 cash donation towards their Millennium projects or a £220 cash donation plus a compact time capsule, at a total cost of £280, including the inert argon gas kit. (CE)

213. BEACON MILLENNIUM EVENT

Members considered the report of the Head of Leisure and Client Services which gave details of the Beacon Millennium Event and sought views about the District's participation. The Sub-Committee had, at a previous Meeting, agreed that Officers should investigate the feasibility of re-erecting the beacon at the Mill Hall site in Rayleigh to allow its formal lighting at an event to be determined.

The Beacon Millennium Event's objective is to ensure that, as the sun sets on the old Millennium, a chain of beacons and firework displays in villages and rural communities, towns and cities will be lit throughout the nation, starting at the Scottish Isles. In sequence others will follow and within 8 hours, the final beacons will be lit in the Capital Cities to herald the year 2000. Every Local Authority throughout the UK is being encouraged to participate in the setting up and lighting of a beacon, which can be either a stand-alone event or be part of wider Millennium celebrations. The Sub-Committee considered a number of issues as follows:

Whether the District should participate in the Beacon Millennium event. Although some Members expressed concern that a civic beacon ceremony could lack public support, particularly in view of the many competing events and attractions taking place, others considered that the Council should not lose the opportunity to participate in a national event that should be seen as symbolic of the Millennium. A motion put by Councillor Mrs. M.A. Weir and seconded by Councillor D.A. Weir supporting the Council's involvement in the Beacon Millennium event was, following a vote, carried. The means by which such an event should be organised locally was then considered, and it was agreed that Officers should make contact with local organisations, such as the Lions Club, to identify any interest. Alternatively, the Council may need to consider establishing an organising Committee. A report to the forthcoming meeting of Finance and General Purposes Committee, giving the outcome of the discussions with local organisations, a suggested profile for the organising committee, and estimates of the likely costs to the Council in staff time to administer the event, was requested

The re-erection of the beacon and possible locations. Following the recommendation outlined above, it was clear that the Council's beacon would need to be re-erected. The Corporate Director (Finance and External Services) explained that the repair of the existing beacon, formerly located at Mill Hall, would cost approximately £2,000. The Sub-Committee considered this figure to be excessive and requested that the cost of purchasing a new beacon be investigated, and reported to Finance and General Purposes Committee, for comparative purposes. Some Members also considered that the siting of the beacon should be reconsidered, since it had not always been easily visible at Mill Hall.

The type of event to be hosted. It was suggested that other types of civic celebratory events could be investigated, examples included a church service in Rayleigh, with which the beacon lighting could be linked

RECOMMENDED

(1) That Rochford District Council should participate in the front of the Beacon Millennium Event and that the beacon should be re-erected at the front of the Mill Hall, with Finance and General Purposes Committee being asked to consider how this could be funded.

(2) That Officers should seek to identify a suitable local organisation to run the event (HL&CS)

214. HOCKLEY PUBLIC HALL, BULLWOOD ROAD, HOCKLEY

The Sub-Committee considered the report of the Head of Legal Services concerning a request from the Trustees of Hockley Public Hall to purchase land in the Council's ownership to provide vehicular access for off street parking at the Hall. The provision of an off-street area would help to alleviate the problem of parking in Bullwood Road. Members noted that the land in question is unused; a sale would provide a receipt for the Council, and would benefit the local area by reducing parking problems. It is understood that Hockley Parish Council, in whose area the site is located, supports the proposal in principle.

In reply to Member questions, the Chief Assistant (Estates and Conveyancing) advised as follows.

- The Trustees of Hockley Public Hall had submitted a planning application for their proposals, which is currently pending. The application would be considered by the Council's Planning Services Committee
- The area of land surrounding the Hall, shown cross-hatched on the plan accompanying the report, is designated for residential use.
- It would be possible to complete a long term lease of the land surrounding the Hall to the Trustees, thereby retaining the site in the Council's ownership and control.
- With regard to the strip of land running behind Bullwood Road, the Crime Prevention Officer had confirmed that criminal entry had been gained to adjacent houses from this direction, a Member suggested that consideration should be given to its disposal to the owners of these properties. It was concluded that the future of this strip of land should be considered by the Budget Monitoring Working Group.

On a Motion by Councillor D.A. Weir and seconded by Councillor G Fox, it was

RECOMMENDED

(1) That the area of land immediately surrounding Hockley Public Hall (shown hatched on the Head of Legal Services' Plan) be leased to the Trustees of the Public Hall at a peppercorn rent for a period of 125 years, and on such other terms and conditions as the Head of Legal Services deems necessary.

(2) That the future of the strip of land to the rear of properties in Bullwood Road (shown cross-hatched on the plan) be referred to the Budget Monitoring Working Group (HLS)

215. GREAT WAKERING HEALTH CENTRE - LICENCE OF LAND

The Sub-Committee considered the report of the Head of Legal Services concerning a request from Great Wakering Health Centre to licence from the Council a parcel of land of approximately 114 75m², to accommodate a temporary surgery and office building, whilst the present building is demolished and rebuilt on the existing site. The land in question currently comprises part of

the neighbouring Council-owned recreation ground and its location was shown by the cross-hatched area on the Head of Legal Service's Plan accompanying the report.

It was noted that the licence is required for a year from July 1999, the anticipated start date for the rebuild, subject to a planning application being submitted and planning approval given. The terms of the licence would include the reinstatement of the grassed surface. It would be for a period of up to 12 months extendable from month to month if necessary, in order to allow for the rebuild. Although generally agreeable to the proposed licence, Members were anxious to ensure that the Council's legal costs would be covered by the charge to the licensee and also suggested that the position should be reviewed after 15 months, should the licensee wish to extend the agreement beyond that time

RECOMMENDED

That the Head of Legal Services completes a licence at a nominal sum for occupation of approximately 114.75 metres of land as shown cross hatched on the Head of Legal Service's plan, for a period of up to 12 months and thereafter from month to month until determined, and on such other terms and conditions as the Head of Legal Services deems necessary, ensuring that the licensee meets the Council's reasonable legal costs and is responsible for satisfactory reinstatement of the site following termination of the agreement. (HLS)

216. LAND ADJOINING FAIRMEAD, RAYLEIGH

The Sub-Committee agreed that the future of this site should be considered initially by the Budget Monitoring Working Group.

217. BLATCHES FARM, EASTWOOD

The Sub-Committee considered the report of the Head of Legal Services regarding the possible purchase of land at Blatches Farm, Eastwood which is owned by Essex County Council. Members were reminded that, at Council on 20th October 1998, the use of receipts from the sale of land at Etheldore Avenue to finance the acquisition of land at Blatches was considered but it was resolved that this income should "...benefit the people of Hockley in particular and all residents of Rochford District in general." The resolution further referred to the recognition of Hockley as a priority to benefit from the capital receipt. The Chief Assistant (Estates and Conveyancing) also confirmed that Essex County Council had previously offered the District Council first refusal to purchase the land, thereby meeting the appropriate statutory obligations and would now, therefore, be selling the site on the open market.

The Sub-Committee noted that the acquisition of all or part of the Blatches land could help resist any prospect of coalescence with the burgeoning outreaches of Southend (Eastwood) and further protect the Green Belt.

A number of Members spoke in support of the purchase of one, or preferably both, parcels of land and it was suggested that consideration of the matter could best be given by the newly formed Council following the elections in May. A motion to this effect by Councillor D.A. Weir and seconded by Councillor Mrs. M. A. Weir was, following a vote, declared carried and it was

RECOMMENDED

That the possible acquisition of land at Blatches Farm, Eastwood, be deferred for consideration by Council until after the May elections. (HLS)

218. PROPOSED SALE OF LAND IN SWEYNE AVENUE, HAWKWELL TO W.H. ROYER BUILDERS AND CONTRACTORS

The Sub-Committee agreed that the future of this site should be considered initially by the Budget Monitoring Working Group.

The Sub-Committee received and noted the report of the Head of Legal Services concerning community centres owned by the Council. The report gave information concerning funding, community use, rental and maintenance arrangements, as requested at the Sub-Committee's Meeting on 18th December 1998.

220. EXCLUSION OF THE PUBLIC**Resolved**

That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following items of business on the grounds that they involve the likely disclosure of Exempt Information as defined in Paragraphs 1 and 7 of Part 1 of Schedule 12A of the Act.

221 APPLICATION FOR WAIVER OF PUBLIC ENTERTAINMENT LICENCE FEES - OPEN AIR CONCERT & CUSTOM SHOW, MALYONS FARM, LOWER ROAD, HULLBRIDGE

NOTE: Councillor C R Morgan declared a non-pecuniary interest in this matter by virtue of his acquaintance with the owner of Malyons Farm.

The Sub-Committee considered the confidential report of the Head of Housing, Health and Community Care concerning an application for a fee waiver for a public entertainment licence received from Mrs R Jopson, 5 Worcester Drive, Rayleigh and Mr M Beckwith of Malyons Farm, Hullbridge. The event to which the application related was an open air concert and custom show at Malyons Farm, Lower Road, Hullbridge on Sunday, 15 August 1999 between 10am and 6pm for 600 people

RECOMMENDED

That, subject to the Public Entertainment Licence for the Open Air Concert and Custom Show at Malyons Farm being approved, an 80% fee waiver be approved (HHHCC)

222. STAFF LEAVE ARRANGEMENTS FOR CHRISTMAS 1999 AND THE NEW YEAR 2000

NOTE: Councillor C R Morgan left the Meeting during discussion of this matter.

The Sub-Committee considered in confidence the report of the Chief Executive seeking Members' views on the leave arrangements for staff over the Christmas and New Year periods, the hours of opening for the Council Offices, and the implications for the Authority in terms of provision of services and emergency/out of hours cover over that period. With Members' agreement, this report had been moved from the public to the confidential section of the Agenda.

It was noted that for Christmas and New Year 1999/2000, the Government has already recognised Monday, 27th December and Tuesday, 28th December as statutory Bank Holidays in lieu of Christmas and Boxing Day and had determined that Friday, 31st December 1999 should be treated as an additional one-off Bank Holiday. Monday 3rd January 2000 will also be a statutory Bank Holiday.

Members were also reminded that it has, since 1996, been the Council's practice to grant an additional day's leave, which is taken on a set day between Christmas and New Year. A range of options for the opening/closure of the Council Offices were examined and it was considered of paramount importance to ensure the continued provision of an acceptable level of service to the public; as such, closure over the entire Christmas period was not considered practicable. On a motion by Councillor Mrs J Helson and seconded by Councillor P F A Webster it was agreed to recommend that the Council Offices should open on 29th and 30th December, with adequate staffing levels to be determined by the appropriate Manager. The additional day's leave granted by the Council would not, this year, be on a set day but could be taken at any time between 24th December and 4th January, again with managers ensuring the provision of adequate staff

cover. Members also discussed the question of whether the Authority should consider making a special "one-off" payment for out of hours/emergency cover over the Millennium New Year period. The Chief Executive informed the Sub-Committee that he had received details of on-going national discussions between trades unions and employers associations concerning possible payments. Members agreed that it was important that the Council did not set a precedent in awarding any additional payments for out of hours/emergency cover over that period and it was therefore considered more prudent to await the outcome of the national negotiations before making a final decision.

RECOMMENDED

(1) That the Council's Offices should open on 29th and 30th December, with managers ensuring the provision of an adequate level of staff cover.

(2) That the additional day's leave granted by the Council can be taken on any day outside public holidays, between 24th December and 4th January, at managers' discretion.

(3) That a decision on the award of any special payment for out of hours/emergency cover over the Millennium New Year period await the outcome of national negotiations. (CE)

223 COMMUNITY INFORMATION CENTRE, RAYLEIGH

The Sub-Committee considered the confidential report of the Corporate Director (Law, Planning and Administration) concerning the consequences of providing two part-time posts covering mornings and afternoons, to maintain a service at the Community Information Centre, Rayleigh. Members examined in particular the financial implications for the Authority and the consequences for the existing full time post.

The Sub-Committee was generally supportive of the proposals outlined in the report and it was considered essential that Officers manage workloads to ensure the effective use of staff time at the Information Centre. The Chief Executive confirmed that staff workloads would be examined as part of the forthcoming review of reception arrangements at the Council's Offices.

On a motion by Councillor C R Morgan and seconded by Councillor Mrs M A Weir, it was

RECOMMENDED

(1) That the two part time Community Information Officers, Post No.AD11 and AD12 become part of the permanent establishment.

(2) That the Community Information Officer, Post No AD10 be relocated to the Rochford offices on the basis outlined in the Corporate Director's report. (CD(LPA)).

224. SINGLE STATUS AGREEMENT 39 HOUR WEEK

The Sub-Committee considered the confidential report of the Corporate Director (Law, Planning and Administration) concerning the National Joint Council Agreement on standardisation of hours, which incorporated advice and guidance from the Regional Employers. Members noted that the effect of the agreement is to increase hourly rates for manual workers from the date of reduction in their standard hours. Staff working 39 hours a week on 31 March will receive the same pay in April but be required to work on 37 hours a week. Working practices will be revised to make the best use of time and maintain existing levels of output under the new arrangements but clearly, in the meantime, there will be an additional cost in overtime working in some cases.

The Corporate Director (Finance and External Services) identified those staff affected by the Single Status Agreement and it was agreed that, for all but one category, there could, through the rearrangement of working practices, be a reduction in hours without the need for overtime. The exception was three part-time car park attendants where it would not be conducive to good management to reduce the cumulative hours worked each week. Members agreed that the additional costs in this case should be met.

RECOMMENDED

(1) That the introduction of a standard 37 hour week be agreed.

(2) That the cost of maintaining a car park attendant service for the current level of hours provided by the three part time posts be met (CD(LPA)).

The Meeting closed at 10.20 pm.

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