

# **ENVIRONMENT OVERVIEW & SCRUTINY COMMITTEE**

## **- 11 December 2002**

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Minutes of the meeting of the **Environment Overview & Scrutiny Committee** held on **11 December 2002** when there were present:-

Cllr P A Capon (Chairman)  
Cllr Mrs R Brown (Vice-Chairman)

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

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

### **VISITING MEMBER**

Cllr Mrs M S Vince

### **OFFICERS PRESENT**

A Bugeja	Head of Legal Services
S Scrutton	Head of Planning Services
A Meddle	Team Leader, Local Plans
M Martin	Committee Administrator

### **607 MINUTES**

The Minutes of the meeting held on 11 December 2002 were approved as a correct record and signed by the Chairman.

### **608 PROGRESS ON DECISIONS**

The Committee noted the progress of the outstanding issues and the following matters arising:-

**Motion from former Councillors D R Helson and V H Leach re: Love Lane Pedestrian Crossing and CCTV at Grove Road and Hambro Hill Local Shopping Parades (Minute 344/02)**

Members noted that the comment was not a true representation of the progress made, and asked that an update be provided. (CD(F&ES))

#### **Minutes of the Rayleigh Town Centre Sub-Committee (Minute 433/02)**

Members were disappointed that the free trial of chewing gum removal from pavements in Rochford town centre had not taken place. Officers agreed to request that the appropriate officer inform the Members of the Committee of the latest situation and that an update report be brought to the next meeting of this Committee. (CD(F&ES))

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#### **Removal of Chewing Gum, Rayleigh Town Centre (Minute 496/02)**

Members were informed that Town/Parish Councils had been contacted. However, most were now waiting on the results of the free trial mentioned above before making any decision about a financial contribution. (CD(F&ES))

#### **Websters Way Environmental Enhancement (Minute 497/02)**

Members noted that the consultation is still in progress and that no response had been received so far. It was requested that a second letter be sent to County Highways and Rayleigh Town Council requesting a response on this matter as quickly as possible. (HPS)

#### **Access to Back Lane Car Park (Minute 498/02)**

Members noted that discussions were taking place to establish if there were any private ownership rights on the land between the end of the adopted highway and Back Lane Car Park. If these were successful, the proposals for new access arrangements could be implemented. (HPS)

Outstanding matters would be carried forward.

### **609 REPLACEMENT LOCAL PLAN – HOUSING**

The Committee considered the report of the Head of Planning Services which sought Members' views on the draft Chapter on Housing to be included in the First Deposit of the Replacement Local Plan.

Members noted that the majority of the policies to be included in the Housing Chapter of the Plan had previously been agreed by the Committee. A copy of the full version of the Housing Chapter, including the explanatory text had been attached to this report as an appendix.

Members noted a correction to the detail in paragraphs 3.2 and 3.3 in that a total of 765 additional units had been proposed to contribute towards the overall housing allocation to 2011.

Members undertook a page by page review and the following changes were recommended:-

#### **Policy HP8**

Members noted the recommendation that Policy HP8 was not essential in the Local Plan, as much of it was covered by other Policies. However, Members were of the view that the paragraph provided a good summary of a number of very important issues and, on a Motion moved by Cllr C I Black and seconded by Cllr P F A Webster, the Committee agreed that it should be retained, together with the inclusion of reference to the provision of primary school facilities.

**Policy HP7**

Delete the words “statutory undertakers” and replace with the words “utility providers”.

**Policy HP9**

Delete the word “encourage” and replace with “require”.

**Policy HP10**

In response to a Member question relating to affordable housing and the “right to buy option”, the Head of Legal Services confirmed that, whilst the situation could be reviewed in the future, this legislation currently relates only to houses owned by local authorities. Members noted that on any new residential development scheme of more than 25 dwellings, or over 1 hectare in area, at least 25% of the new dwellings should be provided as affordable housing. Arrangements were also required to ensure that the affordable housing is retained in perpetuity for the use of successive as well as initial occupiers. This would best be achieved through the involvement of a housing association.

Members noted that some housing associations do build for particular categories of people and offer them at discounted rates. However, the tenant cannot insist to buy the property.

**Policy HP14**

In response to a question relating to the storage of motorised vehicles in sheltered accommodation, Members noted that a new Supplementary Planning Guidance Note would be produced entitled “Mobility Standards in New Housing” which would link into this policy.

**Recommended to Environmental Services Committee**

That, together with the following amendments, the draft Chapter on Housing be included in the First Deposit of the Replacement Local Plan. (HPS)

- (1) Retain Policy HP8, together with the inclusion of reference to the provision of adequate school facilities.
- (2) Delete the words “statutory undertakers” in HP7 and replace with the words “utility providers”
- (3) Delete the word “encourage” in HP9 and replace with the word “require”. (HPS)

**610 REPLACEMENT LOCAL PLAN – EMPLOYMENT**

The Committee considered the report of the Head of Planning Services which sought Members’ views on a new Chapter to be included in the First Deposit Draft of the Replacement Local Plan. Members noted that the Plan would replace the

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existing Rochford District Local Plan First Review and provide a policy basis for the control of development in the District up to 2011.

Members further noted that the Employment Chapter of the Replacement Local Plan contained 14 Policies and supporting text and these had been appended to the report.

Members undertook a page by page review and it was

#### **Recommended to Environmental Services Committee**

That the draft Employment Chapter be approved for inclusion in the First Deposit Draft of the Replacement Local Plan. (HPS)

### **611 REPLACEMENT LOCAL PLAN – NATURAL RESOURCES**

The Committee considered the report of the Head of Planning Services which sought Members' views on a revision to the Natural Resources Chapter to be included in the First Deposit Draft of the Replacement Local Plan.

Members noted that the Natural Resources Chapter of the Local Plan had been approved at the meeting of the Environment Overview & Scrutiny Committee at its meeting on 19 June 2002. Since then, two additional paragraphs had been included which dealt with the developing Estuary Flood Management Strategy for the Rivers Roach and Crouch. Further explanatory text had been included to cover this issue and the Chapter, together with the amendments, had been appended to the report.

Members undertook a page by page review and it was

#### **Recommended to the Environmental Services Committee**

That the draft Chapter dealing with Natural Resources be approved for inclusion in the First Deposit of the Replacement Local Plan (HPS)

### **612 REPLACEMENT LOCAL PLAN – RURAL SETTLEMENTS**

The Committee considered the report of the Head of Planning Services which sought Members' views on new supplementary planning guidance to be included in the First Deposit Draft of the Replacement Local Plan.

Members noted that the Environment Overview & Scrutiny Committee had approved a Chapter relating to Rural Issues at its meeting in June 2002.

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Members undertook a page by page review and it was

#### **Recommended to the Environmental Services Committee**

That the text outlined in the Appendix to the report be agreed for the First Deposit of the Replacement Local Plan. (HPS)

### **613 HALL ROAD CEMETERY EXTENSION**

The Committee considered the report of the Head of Planning Services which sought Members' views on an extension to the Hall Road Cemetery, Rochford, to be included in the First Deposit of the Replacement Local Plan.

Members noted that an extension policy (R13) had been included in the Rural Issues Chapter of the Local Plan which had been approved at the meeting of the Environment Overview & Scrutiny Committee held on 19 June 2002.

A map had been appended to the report in order that Members be made fully aware of the implications of the policy, which showed the boundary of the land affected. This would be defined on the proposals map for the Rochford District Local Plan Second Review.

#### **Recommended to the Environmental Services Committee**

That the proposed extension to the Hall Road cemetery be added to the Proposals Map for the First Deposit of the Replacement Local Plan. (HPS)

### **614 REPLACEMENT LOCAL PLAN – DESIGN STATEMENTS**

The Committee considered the report of the Head of Planning Services which sought Members' views on new supplementary planning guidance to be included in the First Deposit Draft of the Replacement Local Plan.

Members noted that:-

- Planning Policy Guidance Note 1 (General Policy and Principles) contains guidance for local planning authorities on the treatment of design issues and on design statements and this had been appended to the report.
- The purpose of the supplementary planning guidance is to show what the local planning authority expects and why such an approach is justified, thus clarifying the situation for developers.

#### **Recommended to Environmental Services Committee**

That the guidance on Design Statements be approved for inclusion in the First Deposit of the Replacement Local Plan. (HPS)

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### Exclusion of the Press and Public

#### Resolved

That the Press and Public be excluded from the meeting for the remaining business on the grounds that exempt information as defined in paragraphs 7 & 13(b) of Part 1 of Schedule 12a of the Local Government Act 1972 would be disclosed.

### **615 ISSUES FOR ROCHFORD – FOR CONSIDERATION AS PART OF THE LOCAL PLAN PROCESS**

The Committee considered the exempt report of the Head of Planning Services which provided Members with the background to a number of important issues facing the district. Members noted that these would be dealt with through the review of the Local Plan.

Members were of the opinion that as the report contained such important matters which warranted further detailed discussion, this report should be considered again at the next meeting of this Committee to be held on 21 January 2003.

Members requested the following additional details be included in the report to that meeting:-

- Clearer maps.
- An estimate of costs for the various issues raised.
- Any relevant supplementary information which becomes available prior to the January meeting.

#### Resolved

That this report be referred to the next meeting of the Environment Overview & Scrutiny Committee for further discussion on 21 January 2003 (HPS)

The meeting closed at 8.50 pm

Chairman .....

Date .....