



**Rochford District
Council**

INDEX

1980

January - December

MINUTE INDEX 1980

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Director of Finance	120,123
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**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1980

December

ROCHFORD DISTRICT COUNCIL

Minutes of the Recreation & Amenities Committee

At a Meeting held on 2nd December, 1980. Present: Councillors J.A. Sheaf (Chairman), E.H. Adcock, S.W. Barnard, Mrs. P. Cooke, L.K. Cope, B.A. Crick, A.J. Harvey, D.R. Helson, R.H. Holman, F.B.G. Jopson, Mrs. T.M. Madden, Mrs. J.M. Murison, R.A. Pearson, R.T. Stephens, C. Stephenson, B. Taylor and R.A. Taylor.

Visiting: Councillors Miss B.G.J. Lovett and T.J. Warner.

Apologies: Councillors Mrs. M. Garlick and E.V. Maton.

MR. B.A.E. PAYNE - ASSISTANT DIRECTOR OF FINANCE

815. The Chairman stated that Mr. Brian A.E. Payne, Assistant Director of Finance, would shortly be leaving the Council's service and made reference to his 24 years service with the former Rayleigh U.D. Council and this Council.

Members joined the Chairman in thanking Mr. Payne for his long and loyal service and for all the help and assistance given by him and expressed their good wishes for the future. Mr. Payne suitably replied.

MINUTES

816. Resolved that the Minutes of the meeting of 21st October, 1980 be approved as a correct record and signed by the Chairman.

MONITORING OF PERFORMANCE - MEETINGS OF 27TH MAY AND 9TH SEPTEMBER 1980

817. The Committee were satisfied that all necessary action had been taken. (21210)

PROPOSED HEADQUARTERS FOR 7TH RAYLEIGH SCOUT GROUP - FERNDALE PUBLIC OPEN SPACE (Minute 348/80)

818. The Head of Legal Services reported that at their meeting in May the Committee had agreed in principle to lease a site of 250 square yards on the Ferndale Open Space to the 7th Rayleigh Scout Group for the erection of a headquarters building. The Development Services Committee on 4th September granted outline planning consent for the proposal.

Members were reminded that this Open Space was "Trust" land and the Council would have to give public notice of the proposal and consider any objections that might arise.

Authority was accordingly sought to give such notice and, subject thereto, for the Head of Legal Services to grant to the 7th Rayleigh Scout Group a 28 year lease of the 250 square yard site at an annual rent of £25 subject to review every 7 years and to such other terms and conditions as the Head of Legal Services considered necessary.

Recreation & Amenities Committee

RECOMMENDED (1) That public notice of the proposal be given in accordance with the Trust Land provisions.

(2) That subject thereto the Head of Legal Services be authorised to grant a lease as mentioned above. (6479) (HLS)

MILL HALL - UNCLE DENNIS SHOW

819. The Treasurer reported that, on the authority of the Chairman of the Committee, an experiment had been carried out by the provision of a children's half-term entertainment at Mill Hall on 29th-31st October, 1980.

The show consisted of magic and entertainment and a painting competition was also arranged and it was considered the experiment had proved very successful. There was an excess of income over expenditure amounting to £52.

RECOMMENDED That the Officers give consideration to the provision of similar entertainment at Mill Hall for future holiday periods. (6643) (T)

MILL HALL - COMMERCIAL LETTINGS

820. (Note: The Chairman of the Council, Councillor L.K. Cope, disclosed a pecuniary interest in this item and being invited to remain in the meeting, took no part in the discussion or voting thereon). (DA)

Following a complaint from one of the local business houses, the Committee examined the Council's current policy with regard to commercial lettings of Mill Hall which were at present granted at the discretion of the Halls Manager, on the basis that the lettings were not detrimental to the traders of the town. It was the practice too only to grant such lettings at times when the hall would otherwise be unused.

On balance, Members considered that this policy was in the best interests of traders in Rayleigh since the lettings attracted more shoppers to the town. It was felt however that the present surcharge of 50% over the standard charge for a commercial letting did not reflect the true value of the accommodation where sales of goods were taking place. The Committee were of the opinion that for commercial lettings involving demonstrations/exhibitions where no sales or ordering of goods were involved the surcharge should remain at 50%, but that where lettings involved the actual sale of goods and equipment a surcharge of 100% above the standard charge should be made.

- P. RECOMMENDED That the Council adheres to its present policy with regard to commercial lettings of Mill Hall, subject to the surcharge on lettings involving the sale of goods being increased to 100% above the standard charge. (6643) (T)

RECREATION CENTRE MANAGEMENT COMMITTEE - MEETING OF 20TH NOVEMBER, 1980.

821. The Committee considered the appended report of the meeting of the Recreation Centre Management Committee held on 20th November, 1980.

The report covered the alterations to the Licence conditions for the Rayleigh Recreation Centre; Extension of Club Activities - Land North of Rawreth Playing Field; Playgroup Storage Cupboard - Gymnasium; Alteration in the Trustee of the Rayleigh Sports and Recreational Club; and improvements to the lighting in the Recreation Centre.

Recreation & Amenities Committee

RECOMMENDED That the report be received and the recommendations contained therein be adopted. (8033) (DA, DHH, DTS, HLS & T)

PARK SPORTS CENTRE

822. The Committee received the appended report of the Director of Technical Services, it being noted that the Centre had entered into its fifth year of operation and had continued to maintain its impact with the general public and play an important part in the sporting life of the community. The report showed a large increase in all areas of usage.

The Treasurer compared the figures given in the report with the estimates for the appropriate years and also drew the Committee's attention to the bar income and the expenditure which were not included in the report.

The Committee noted that as well as matches and competitions of internal lettings, the Centre had been the venue for several major regional sporting events.

Members were especially gratified at the introduction of synthetic ice skating which had proved immensely popular.

It was noted that consideration was being given to a number of improvements with a view to increasing the Centre's appeal and maximise its facilities and these were to be discussed in the following Minute dealing with the Forward Capital Programme.

RECOMMENDED That the report be noted and the Director of Technical Services convey to all the staff concerned the Council's congratulations on their efforts to ensure the continued successful operation of the Park Sports Centre. (6006) (DTS & T)

FORWARD CAPITAL PROGRAMME OTHER SERVICES BLOCK

823. The Committee considered a report of the Treasurer, which is appended to these Minutes, on the Forward Capital Programme.

Members noted that this report indicated that the Council were contractually committed to the King George's Playing Field - Pavilion Extension and Clements Hall Phase III and were policy committed (but not contractually) to the Rochford and Rayleigh Community Centre projects.

Whilst the amount available for capital expenditure on recreational facilities was still unknown, the Treasurer nevertheless considered it desirable for Members to give some indication as to which capital schemes they would like to see undertaken and he submitted a list containing nine schemes.

After giving detailed consideration to the report of the Treasurer, the Committee -

Recreation & Amenities Committee

RECOMMENDED That the following four schemes should be undertaken as soon as possible on the assumption that finance would be available :-

Clements Hall - Phase IV

Grove Road Open Space - Phases I and II (Bringing playing field up to standard and Car Parking facilities)

Gt. Wakering Sports Centre - Squash Courts and Cycle speedway track.

Park Sports Centre - Improved Changing Facilities and Improved Reception Facilities.

(708) (DTS & T)

LAND ADJACENT TO THE A130 CHELMSFORD ROAD AT JUNCTION OF CHURCH ROAD, RAWRETH

824. The Director of Technical Services reported that French Kier Construction Limited had been granted the Contract for the improvement of the junction A130 Chelmsford Road and Rawreth Lane.

The Company wished to establish site offices, stores compound, etc., adjacent to the junction and would like to use a small strip of land 10 metres in depth fronting the southern portion of Church Road. The Contract was programmed to run for nine months commencing as from 1st December and the Company had indicated that they would fence the site area for security purposes and reinstate the site to a condition at least equal to that as found on occupation.

This site was ideal inasmuch as a soil sewer was located nearby and the mess accommodation could quite easily be connected on a temporary arrangement thereto. An agreement existed for hay-cropping the whole site at present and an amendment thereto would need to be negotiated before a licence could be granted to the Company.

RECOMMENDED That, subject to the amendment to the hay-cropping agreement, French Kier Construction Limited be granted use of the small parcel of land described above and the terms of the licence be as required by the Head of Legal Services. (1705) (DTS & HLS)

EXCLUSION OF THE PUBLIC

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

CLEMENTS HALL SPORTS CENTRE - FURTHER DEVELOPMENT

826. The Committee considered a private and confidential report from the Director of Technical Services on preliminary discussions which had taken place with the Southend United Football Club for the development of part of the land forming the playing fields to the north of the Clements Hall complex to serve the dual purpose of the Football Club's and public sports training facilities. The concept would involve the improvement of the existing pavilion for use as a Training Centre with an associated hard training area and with the Club

Recreation and Amenities Committee

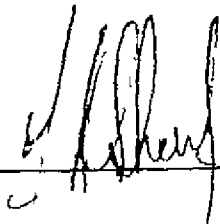
being involved in providing football training for youth in the District. It was hoped to develop the facilities with professional coaching for the public in other sports. Certain facilities at the playing fields would have to be furnished to full League standard and would provide a venue for local leagues, cup finals, etc.

It was pointed out that the implementation of these proposals would involve the loss of the cricket square and four of the senior football pitches on the playing fields, as well as the junior pitch. Arrangements would need to be made to re-locate these uses possibly at other playing fields provision which was being developed in the District.

The Committee were satisfied that the advantages to the District of achieving a comprehensive sports training facility linked to the Clements Hall Sports complex would be of considerable benefit and that the negotiations should continue.

RECOMMENDED That negotiations continue with the Southend United Football Club to establish the terms of a licence for the use of part of Clements Hall Sports Centre as a training centre and the financing of the works of improvement to the pavilion and other facilities required. (6771) (DTS)

Chairman: _____



Date: 20TH Jan 1981

ROCHFORD DISTRICT COUNCIL

Report of the Recreation Centre Management Committee.

At a Meeting held on 20th November 1980. Present:

For the Council: Councillor J.A. Sheaf (Chairman).

For the Club: Messrs. C.B. Gowlett, D.A. Ives and W.G. Pickup.

Apologies: Councillors J.A. Gibson, R.H. Holman and
E.V. Maton.

RAYLEIGH RECREATION CENTRE - ALTERATIONS TO LICENCE CONDITIONS
(Minute 730/80)

The Director of Administration reminded Members that at their meeting on 9th October 1980 alterations to the conditions of the Licence dated 12th June 1973 between the Trustees of the Rayleigh Sports and Recreational Club and the former Rayleigh Urban District Council were proposed. These alterations were approved by the Recreation and Amenities Committee at their meeting on 21st October 1980.

The Head of Legal Services had prepared a draft letter to give effect to these alterations.

The Club had since indicated that they wished for the following amendments to the draft letter:-

1. As there was no suggestion that the Club would be responsible for insurance of the building the Report of the Meeting of 9th October 1980 should be amended accordingly and Paragraph 1 of the draft amended Licence conditions deleted.
2. The effective date for the implementation of the amendments should be 5th January 1981 and not the 1st January.
3. The determination of what constituted minor and major repairs should be agreed between the Director of Health and Housing and the Trustees; failure to reach agreement resulting in the matter being referred to arbitration in accordance with Clause 8 of the original Agreement.
4. Although accepting that the right to use the licensed premises for playgroups would be assigned to the Trustees, the Club considered that because playschools did not use the whole of the premises and did not occupy same for 52 weeks in the year, the restrictions contained in the First Schedule of the original Agreement of 12th June 1973 should be deleted and the Club given the right to have the sole use of the premises on the understanding that the gymnasium and clubroom were let to playschools in accordance with existing practice. This would involve the submission of a list of the existing bookings and times.

Recreation Centre Management Committee

It was noted that the First Schedule restricted the use of the premises (excluding the storeroom and the right of access) to -

6.00 pm to 11.00 pm Mondays to Thursdays.

6.00 pm to 11.30 pm Fridays.

10.00 am to 11.30 pm Saturdays.

10.00 am to 11.00 pm Sundays.

For general Club purposes -

On public and Bank Holidays the times were extended from 12 noon to 2.30 pm, and for cleaning, maintenance and secretarial purposes the Club had the right to use the premises from 8.30 am to 11.30 pm on all days.

All the other terms and conditions both in the Minutes and in the draft letter had been agreed by the Club.

RECOMMENDED That the proposed amendments set out in (1) to (4) above as requested by the Club be approved.

EXTENSION OF CLUB ACTIVITIES - LAND NORTH OF RAWRETH PLAYING FIELDS
(Minute 730/80)

The Director of Administration reported that the four recommendations as set out on Page 3 of the report of the meeting of the Management Committee of 9th October 1980 were accepted by the Recreation and Amenities Committee.

Arising therefrom, the Local Government Planning and Land Bill was still being considered by the House of Lords and therefore it was not possible to say at this stage whether it was legally possible for the area to be extended beyond the 18½ acres at present farmed by Mr Smith to include the existing Rawreth Playing Fields.

The Head of Legal Services was, however, at present undertaking a close analysis of the new provisions and would be making recommendations as how best to proceed.

The Director of Technical Services submitted the appended report on proposals for the development and layout of the whole site together with guide costings based on present-day prices. Preliminary layout plans were displayed.

Bearing in mind the heavy financial commitment that would be involved it was recognised that the development would have to be phased over a considerable period, but the Club indicated they were prepared to guarantee the provision of two football and two rugby pitches in the first stages of development. The Club

Recreation Centre Management Committee

representatives reiterated their view that the clubhouse and bar should be built on the approximate site of the present pavilion on the playing fields near Rawreth Lane and on financial grounds it would also be necessary for them to be granted the use of the building on a seven-day week basis for playgroup use, etc.

The Club Members asked that the Council seek information from all available sources as to the provision of grants and to explore all possible channels for financing the project and the Treasurer undertook to do this. They further reported that a meeting was being arranged with all affiliated Clubs and members of sporting activities to ascertain their views as to the type of mixed development that should be provided, and this information would then be reported to the Management Committee.

Reference was made to the guide costings as quoted by the Director of Technical Services in his report and the Club expressed the view that certain works in connection with the proposed development, such as field preparation, etc., could be undertaken by their members, thus effecting a considerable financial saving. So far as drainage work was concerned, a Club member was of the opinion that certain drainage works had already been carried out on the land and asked the Technical Services Directorate to supply any relevant information.

The Chairman welcomed the interest shown in this joint venture but referred to the apprehension which had been expressed by Members of the Council that the implementation of such a policy would deny the public the use of the existing Rawreth Playing Fields. The Club representatives gave an assurance that they were prepared to recommend to their members that the public should retain their use of the present playing fields since it was felt that the development envisaged could well be implemented so as not to deny the public its use of the present facilities. Reference was made to the existing hedge between the playing fields and the land to the north-west and to the possibility of its retention to form a barrier.

It was generally agreed that similar guidelines as were applicable to the Hullbridge Sports and Social Club's development for sporting activities on land off Coventry Hill, Hullbridge could well be used for the Rawreth proposal.

RECOMMENDED (1) That the report of the Director of Technical Services be noted.

(2) That the Head of Legal Services reports further on the new provisions relating to Trust Land.

(3) That the Treasurer advises the Club of the various grant-aiding agencies.

(4) That the Director of Technical Services informs the Club of any drainage works which have been undertaken on the land.

Recreation Centre Management Committee

OTHER ITEMS IN THE REPORT OF THE MEETING HELD ON 9th OCTOBER 1980
(Minute 730/80)

The Director of Administration reported that all other recommendations in the report of the meeting of 9th October 1980 dealing with improvements to existing outbuildings, gas conversion of central heating boiler, storage, playgroup storage cupboard - gymnasium and outstanding accounts had been approved by the Recreation and Amenities Committee.

So far as the Playgroup Storage Cupboard - Gymnasium was concerned, the Club representatives stated they would be meeting the owner of the adjoining property shortly and were hopeful that the necessary repairs could then be carried out.

TRUSTEES OF THE RAYLEIGH SPORTS AND RECREATIONAL CLUB

The Director of Administration reported that the present Trustees were Messrs D.A. Ives, R.W.C. Offwood and W.G. Pickup. The Club had given notice that they wished the name of R.W.C. Offwood to be deleted and C.B. Gowlett substituted therefor.

It was further reported that a Deed of Appointment of a new Trustee had now been drawn up and a copy would be supplied to the Council when all parties had signed.

RECOMMENDED That the alteration in the Trustee be approved.

ALTERATIONS TO LIGHTING - RECREATION CENTRE

The Club Members stated that they proposed to improve the existing lighting in the upstairs TV room by replacing four twin-fitting tungsten lamps with two fluorescent circular units and four quotations were being obtained.

In accordance with the terms of their Licence, the Club sought permission from the Council to undertake this work.

RECOMMENDED That, subject to liaison with the Director of Health and Housing, the Club be authorised to carry out the proposed improved lighting referred to above.

NEXT MEETING

RECOMMENDED That a further meeting of the Recreation Centre Management Committee be arranged, on a date to be agreed, when the outcome of the proposed meeting between Club Members and representatives of all affiliated bodies is known, and at the invitation of the Club this further meeting be held at the Recreation Centre commencing at 7.30 pm.

ROCHFORD DISTRICT COUNCIL

REPORT OF THE DIRECTOR OF TECHNICAL SERVICES TO THE
RECREATION & AMENITIES COMMITTEE ON 2nd DECEMBER, 1980.

PARK SPORTS CENTRE

The Director of Technical Services reports that as the Park Sports Centre enters into its fifth year of operation, it continues to maintain its impact with the general public and play an important part in the sporting life of the community.

This report is based on the last full financial year's figures 1979/80 which show a big increase in the usage of the Centre with income from fees up in real terms by some 17% on the Financial Year 1978/79 (see below).

All areas increased in use during the year with the squash courts in particular showing a marked increase with a 7% improvement in off peak use and up 8% in peak time. An approximate total of 92,000 paying visits to the Centre were made either by participants or spectators, some 20,000 up on the previous year.

The first six months of this current year have shown a drop-off in squash court use, in particular at off peak time largely owing to the poor state of the courts and the time it took for repairs to be made because of the lengthy deliberations with the courts' builders on the cause of the breakdown. This has now been resolved, the courts repaired and the usage has started to increase once again.

All other areas are steadily increasing in use and by the end of the financial year approximately 100,000 visits will have been made, some 8,000 more than the previous year. This will be reflected in increased revenue with the original estimate for income from fees being revised upwards from £57,500. to £62,500. and a consequent £5,000. decrease in the Centre's expected operating loss.

Income - Fees

Year	Ent. Fee	Annual Ticket	Spect. Fee	Activi-	Squash	Lettings	Misc.	Hire of Equip	Sale of Equip	Coach-ing Fee	Total
1977 - 78	£1554.	£268.	-	£6096.	£232.	£4188.	£121.	£449.	£396.	£1063.	£14,36
1978 - 79	£4035	£674	-	£6448.	£19242.	£5552.	-	£1776.	£748.	£1615.	£40,08
1979 - 80	-	-	£171.	£10788.	£27575.	£8946.	£28.	£1628.	£826.	£3571.	£53,5.

- NOTE: 1. On 1st April, 1979 entrance and annual ticket charges were discontinued and incorporated in facility charges.
2. In financial year 1979/80 charges were increased by 17%. Since income in 1979/80 increased by 34% (£13,453.) over 1978/79, in real terms an increase of 17% (£6,726.) was achieved.
3. Figures are V.A.T. exclusive.

Clubs

Club use continues to flourish with 40 clubs using the Centre in a variety of sports. A boys Gymnastic Club has recently been formed which is developing well.

Competitions and Special Events

As well as the matches and competitions of our internal lettings, the Centre has been the venue for several major regional events. These include:-

Anglian Open Weight-Lifting Championships
Southend Open Badminton Championships
Ladies Indoor Hockey - County Section of the
National Indoor Hockey Tournament.

An innovation was an International Sports Evening, when the Rayleigh Rotary Club successfully organised competitions in a variety of sports for approximately 100 overseas visitors and local sportsmen.

The Squash League continues to flourish with over 100 men and 20 ladies competing.

The First Park Sports Centre Summer 5-a-side Football League held in May/June, 1980 was a great success. Thirteen teams competed for a superb trophy donated by H.W. Stone Sports to be competed for annually. At least 20 teams are expected to enter in 1981.

Perhaps the most successful new venture has been synthetic ice skating which on 2nd November, 1980 attracted 1,275 skaters and some 200 spectators, this coupled with the other users amounted to a record 1,700 people using the Centre that day. The spin-off in publicity for the Centre must be considerable.

A further skating day is to take place on Saturday, 20th December, 1980 with a Christmas 'flavour'. Another very successful day is anticipated.

Courses and Coaching

Courses are run throughout the year in the following activities:-

Trampoline	- Juniors	- Beginners and Advanced
Badminton	- Juniors	- Mixed ability
Gymnastics	- Girls	- Mixed ability
Gymnastics	- Boys	- Mixed ability
Ladies Keep Fit		- Mixed ability
Mens Keep Fit		- Mixed ability.

Childrens holiday courses are being run very successfully during the Easter and Summer holidays. Some 600 children attended in August, 1980.

The Future

Several improvements are being considered in inoreasing the Centre's appeal and maximise its facilities, these being:-

1. The construction of a more accessible reception kiosk;
2. Increased squash court changing facilities and sitting out area with drinks and snacks vending machines;
3. A large illuminated sign 'Park Sports Centre' sited in a prominent position.

Conclusion

The Park Sports Centre is providing a valuable contribution to the Council's Recreation and Amenities programme and the controlled expansion of its facilities will assist in relieving the ever increasing demand by the public for leisure time activities.

ROCHFORD DISTRICT COUNCIL

Minutes of the Health and Highways Committee

At a Meeting held on 4th December 1980. Present: Councillors A.L. Tate (Chairman), C.B. Alger, M.W. Anderson, S.W. Barnard, H.R. Blyther, W.H. Budge, Mrs L.M.A. Campbell-Daley, Mrs P. Cooke, B.A. Crick, E.E. Daley, P.R. Elliott, R.D. Foster, A.J. Harvey, Mrs E.M. Heath, Mrs J.M. Jones, Miss B.G.J. Lovett, J.E. Nokes and B. Taylor.

Apologies: Councillors L.K. Cope, R.H. Holman and E.S. Whitworth.

Visiting: Councillors J.A. Sheaf and T.J. Warner.

RETIREMENT OF OFFICERS

827. The Chairman referred to the retirement at the end of the year of Mr M.J. Desmond (Assistant Director (Health)) and Mr C. Reynolds (Assistant Director (Engineering)) and thanked both officers for their loyal and conscientious service to the District since its inception in 1974. Members joined wholeheartedly in this expression of appreciation and the Officers suitably replied.

MINUTES

828. Resolved that the Minutes of the meeting of 23rd October 1980 be approved as a correct record and signed by the Chairman.

MONITORING OF PERFORMANCE

829. The Committee were satisfied that all necessary action had been taken.(21210)

HEALTH AND SAFETY AT WORK ETC. ACT 1974 - AUTHORISED OFFICERS

830. The Director of Health and Housing reported that the Health and Safety at Work etc. Act 1974 empowered a local authority to appoint Inspectors and to authorise certain suitably qualified officers to serve Improvement and Prohibition Notices.

As a result of recent staff changes it was necessary for the holder of the under-mentioned post to be authorised.

RECOMMENDED That the Principal Assistant (Health) (Post H.4) be appointed an Inspector under Section 19 of the Health and Safety at Work etc. Act 1974 and be authorised in respect of all enabling powers under the Act. (7785/PF) (JHH)

MUSIC AND DANCING LICENSING PANEL - CREEKSEA FERRY INN, WALLASEA ISLAND.

831. The Committee noted that the Panel met on 4th November to consider an application in respect of the above premises for an extension to 2.00 am to the permitted hours for music and dancing on

Health and Highways Committee

Thursdays, Fridays and Saturdays. There was an objection from the owner of the nearby holiday caravan site supported by a 70 name petition but no objections from the adjoining cottages in permanent occupation. The Panel

Resolved to grant a temporary permission until 30th June 1981 and review the matter after that date. (2317) (DA)

"CROCS", HIGH STREET, RAYLEIGH (Minute 745/80)

832. The Director of Administration reported that there were no recorded complaints from any source about the conduct of these premises since the hearing by the Music and Dancing Licensing Panel on 14th February 1979.

An officer level meeting had taken place with the Police but they did not consider that the circumstances would justify them in supporting any objection the Council might make at Brewster Sessions to renewal of the Liquor Licence.

The Head of Legal Services submitted a letter from a Member of the Council expressing his disappointment that the Police felt unable to lend their support and suggesting that the situation be carefully monitored in the future because he was aware of and had received complaints about disturbances in nearby streets late at night by some individuals who it was thought were patrons of "Crocs".

A Member submitted a letter from a resident in Crown Hill complaining of a recent incident of disturbance alleged to be caused by patrons after leaving "Crocs". Whilst Members deplored such behaviour and were anxious that some positive action was taken to control similar disturbances, it was pointed out and accepted by the Committee, that the management could not be held responsible for the actions of individuals away from the premises. This was a matter for the Police and without substantial written evidence of regular disturbance, which clearly alleged a connection between the disturbances and the fact that the premises were open later than other establishments in the area, it was felt that there was insufficient evidence to justify any action. Clearly the proprietor of "Crocs" should be advised, and it was felt sure he would want to be, of the disturbances which had occurred and of the Council's concern, although it was appreciated that once patrons had left the premises no real control could be exercised over them.

RECOMMENDED (1) That careful monitoring of the situation be undertaken particularly at the week-ends, the proprietor of "Crocs" being informed of complaints.

(2) That co-operation be maintained with the Police by reporting to them all disturbances allegedly caused by patrons of the premises.

(3) That local residents be advised to inform the Police or the Council in writing of any complaint of disturbing behaviour in the town centre area so that they can be properly investigated. (5782) (DA/HLS)

Health and Highways Committee

KINGSMAN FARM DITCH (Minute 608/80)

833. The Director of Technical Services reported that the Essex Land Drainage Committee of the Anglian Water Authority had, subject to confirmation by the Ministry of Agriculture, Fisheries and Food, adopted a scheme estimated to cost £95,000 to improve this ditch to the west of the Halcyon Caravan Park by diverting the flow from urban and rural catchments into a 825mm diameter pipe, 340 metres long, discharging through a new sluice into the river above high water level. For much of its length the route of the pipe would follow an existing ditch along the boundary of the Caravan Park. Preliminary discussions with the park owner had suggested that the scheme would not be opposed.

The Committee were satisfied with the proposed scheme and noted that provision had been made in the 1981/82 capital programme for a contribution of £10,000 towards the cost.

RECOMMENDED That this Council concur with the Essex Land Drainage Committee in regard to the scheme to relieve flooding at Kingsman Farm Ditch. (715 and 4657) (DES)

FORWARD CAPITAL PROGRAMME OTHER SERVICES BLOCK

834. Resolved that consideration of this matter be deferred until members of the public and representatives of the press had been excluded from the Meeting. (708)

NAMING OF STREETS, PHASE 11, LITTLE WHEATLEYS, RAYLEIGH.

835. RECOMMENDED That the two close roads in Phase 11 of the Council's development at Little Wheatleys, Rayleigh, referred to as cul-de-sacs 2 and 3, be named "Kelvedon Close" and "Rettendon Close" respectively. (923/2) (HLS)

FOULING OF FOOTWAYS BY DOGS

836. The Head of Legal Services reminded members that a byelaw was in force throughout the Council's district (with the exception of the parishes of Paglesham, Sutton and Foulness) under which it was an offence for any person having control of a dog to allow it to foul the footway in any public place. The byelaw applied only to a footway and did not extend to any grass verge.

As a result of recent representations made to the Home Office by the Association of District Councils, a new model byelaw had been agreed which would include grass verges. This was already in force in an adjoining district, and if introduced in the Rochford District, could be made by the Council pursuant to the provisions of S.235 of the Local Government Act 1972, in the following terms:-

- (A) With regard to grass verges up to 3 metres in width:

Health and Highways Committee

- "1. No person in charge of a dog shall allow the dog to foul a footway or grass verge (being a footway or grass verge to which the byelaw applies) by depositing its excrement thereon:

Provided that in proceedings for an offence against this byelaw it shall be a defence for the person charged to prove that he took all reasonable precautions and exercised all due diligence to avoid the commission of the offence.

2. This byelaw applies to:

- (a) the footway of any highway or of any public place; and
- (b) a grass verge which is not more than 3 metres wide and is
 - (i) adjacent to the carriageway or footway of a highway and
 - (ii) managed by a local authority and maintained in good order.

3. For the purposes of this byelaw the owner of the dog shall be deemed in charge thereof, unless the Court is satisfied that at the time when the dog fouled the footway or grass verge it had been placed in or taken into the charge of some other person.

4. Any person offending against this byelaw shall be liable on summary conviction to a fine not exceeding fifty pounds."

- (B) With regard to grass verges between 3 and 4 metres in width the same wording applies as for those of up to 3 metres in width except that 2 (b) should instead read as follows:-

"(b) a grass verge which is not more than 4 metres wide and is

- (i) adjacent to the carriageway or footway of a highway and
- (ii) managed by a local authority and maintained in good order, and
- (iii) indicated to be a verge to which this byelaw applies by means of a notice conspicuously displayed on or near the said verge by the Council".

The Home Office indicated that notices publicising the byelaw would be required in respect of grass verges between 3 and 4 metres in width. Verges of greater width were not considered to be covered by this byelaw, but the Home Office would consider byelaws in respect of large grassed areas where special circumstances obtained.

The Officer pointed out that the byelaw could be difficult if not impossible to enforce, as evidence by a third party was

Health and Highways Committee

required to take legal action and such evidence was often difficult to obtain due to a marked reluctance by the general public to become involved.

The Committee were also advised that the byelaw could apply only to dogs which were under control, and that a prosecution could not be brought against the owner of a dog which was not under control (i.e. on a lead) at the time the offence took place. If a new byelaw were adopted a considerable number of notices would be required, in addition to replacement of existing notices, which would become obsolete.

In asking Members to consider whether or not to adopt the new byelaw, the Management Team drew attention to the fact that there was no evidence that the introduction of byelaws had been effective in other areas, and that there were considerable problems in enforcing the byelaws. It was felt that a publicity campaign was likely to be more successful than the introduction of byelaws.

Detailed discussion took place on the merits of the new byelaw and the suggested publicity campaign. It was felt that the publicity material produced was not sufficiently convincing but Members agreed that education of the public was imperative to reduce the potential danger to humans, particularly children, arising from the fouling by dogs of areas used by the public. Equally they appreciated that although a byelaw might be difficult to enforce the publicity campaign would be of little effect if no powers were available to back up the instructions to the public.

RECOMMENDED (1) That the Director of Health and Housing organise and implement a publicity campaign throughout the District on the lines suggested, with particular attention to schools and that a suitable item be inserted in the next Rochford Newsletter including a small reproduction of the posters.

P. (2) That in accordance with the provisions of Section 235 of the Local Government Act 1972 steps be taken to make the model byelaw in the terms set out in the foregoing item.

(3) That the Finance and Personnel Committee consider making provision in the estimates for implementation of the publicity campaign and the proposed new byelaw.
(641/1) (DHH/HLS)

CAR PARKING CHARGES

837. The Chief Executive reported that Ward Councillors, other Members and he, had received a number of representations from parents of children attending Love Lane School concerning the effect of the introduction of car parking charges, particularly in relation to the road safety implications at the school where many parents were now stopping their cars and leaving their children outside the school, with a resultant risk to the children concerned.

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Members were reminded that the Council, in its consideration of the introduction of charges made a conscious decision not to make any concessions, except in respect of invalid carriages.

It was suggested that, if the Council decided to amend its policy and to grant a concession in these particular circumstances, then it was inevitable that a large number of similar applications would be received, possibly with equally valid grounds for exemption which the Council would find very difficult to refuse. Eventually the number of concessions available would be so large as to nullify the objectives and benefits of the original scheme.

Members generally appreciated the particular circumstances relating to this school by virtue of its lack of a car park and turning space, and the road safety factor, but nevertheless did not feel there was a special case for exemption from car parking charges. They did, however, suggest that a solution might be achieved by easing of the parking restrictions on double yellow lines in Castle Close and Spring Gardens between 8.45 am and 9.15 am and 3.15 pm and 3.45 pm to permit parents to safely deliver and collect their children to and from school.

The Director of Technical Services reported that the Essex County Council were to consider the general question of town centre parking in the light of the recently introduced car parking charges, and that this particular problem could be raised with them.

RECOMMENDED (1) That no action be taken to grant concessions in respect of car parking charges other than those already contained within the existing scheme.

(2) That the Essex County Council be asked, in conjunction with officers, to investigate the problems caused by the introduction of parking charges in the town centre, with the possibility of some relief being given to parents of children attending Love Lane School, Rayleigh, by easing of waiting restrictions consistent with safety during the period when children are being taken to or collected from school. (131) (CE/DE/DTS).

TRAFFIC REGULATION ORDERS - EASTWOOD ROAD/LANCASTER ROAD, RAYLEIGH.

838. The Director of Technical Services reported that the Essex County Council had requested comments on a proposed Prohibition of Waiting Order at Lancaster Road/Eastwood Road, Rayleigh. The proposals and informal comments were as follows:-

"Because of the difficulties caused by parked vehicles at the junction of Lancaster Road and Eastwood Road, Rayleigh, it is proposed to prohibit waiting between 8.00 am and 9.00 pm Mondays to Saturdays inclusive over the following lengths of road:-

Health and Highways Committee

Eastwood Road (both sides) from a point approximately 45 metres east of the junction with Lancaster Road westwards to a point approximately 35 metres west of that junction.

Lancaster Road (east side) for a distance of 71 metres northwards from Eastwood Road.

(west side) for a distance of 38 metres northwards from Eastwood Road."

The County Council were advised informally that as there had been complaints of problems caused by parking in the vicinity of the Lancaster Road/Eastwood Road junction, objections to the proposal were not likely.

It was felt, however, that not only were the suggested restrictions excessive in length but that additional problems were caused by the location of the bus stops by the junction and the lack of bus lay-bys. A distance of 15 metres in each direction from the junction was considered to be an adequate waiting restriction to afford protection of the junction. It was also suggested that discussions should take place with the County Council and the bus operators on the possibility of providing one or two bus lay-bys in the vicinity of the junction or re-siting the west bound and east bound bus stops to avoid the present traffic congestion caused when buses arrived at both stops together.

Resolved that the Essex County Council be informed of this Council's observations as set out in the foregoing paragraphs. (933) (DTS)

PUBLIC HEALTH ACT 1936 - SECTION 18 AGREEMENT RE-DEVELOPMENT AT SPENCER NURSERIES, HAWKVELL.

839. The Director of Technical Services reported an application from Messrs. W. & H. (Roads) Limited, Stock Road, Southend-on-Sea, on behalf of Mr Spencer of Spencer Nurseries, Hawkwell in connection with the vesting of certain lengths of foul and surface water sewers relating to the development at Spencer Nurseries, Hawkwell.

The proposals had been checked and found to be satisfactory, and the contractor had paid the Council a sum of £450 being 2½% of the estimated cost of works, i.e. £18,000.

The contractor had also undertaken to

- 1) Meet all legal costs and disbursements.
- 2) Enter into Bond to secure completion of works.

RECOMMENDED That the Council acting as agents to the Anglian Water Authority enter into an agreement under Section 18 of the Public Health Act 1936 in order to secure the satisfactory construction and vesting on completion of the length of sewer as detailed on Drawing No. 3418/KK/76b. (11723) (DTS/DA)

Health and Highways Committee

TRAFFIC REGULATION ORDERS - BROOK ROAD INDUSTRIAL ESTATE

840. The Director of Technical Services reported that the Essex County Council had requested comments on a proposed prohibition of waiting and loading/unloading order on various roads within the Brook Road Industrial Estate.

Following continued complaints by the tenants of the Industrial Estate as well as the Police and District Council about the problems caused by parked vehicles, the County Council proposed to introduce waiting and loading/unloading restrictions on various roads within the Estate, the restrictions to apply 24 hours a day seven days a week, the lengths of road concerned being as follows:-

- (i) The junction of Brook Road with Totman Crescent, the junction with Totman Crescent and Totman Close and the first right-angle bend in Totman Crescent itself.
- (ii) The junction of Brook Road with Sirdar Road and the reversing area at the north end of Sirdar Road and the whole of the western side of Sirdar Road.

These areas would be covered by a prohibition of waiting and loading/unloading at all times.

RECOMMENDED That the District Council acknowledge that some control is urgently required in respect of the waiting and loading/unloading within the Brook Road Industrial Estate and support the proposals. (933) (DTS)

LONDON ROAD, RAYLEIGH - LITTLE WHEATLEY CHASE TO CARPENTERS ARMS

841. The Director of Technical Services reported that following the most recent unfortunate fatal accident that occurred along the above section of road, the condition of the road, possibility of street lighting and the speed limit controls were further discussed with the County Council.

A number of enquiries had subsequently been received from local persons and organisations also indicating alarm at the growing number of accidents along this section of road.

The County Surveyor had promised to consider this matter and keep the Local Authority advised.

Whilst agreeing that installation of street lighting in this section of road, which would cost approximately £450-£500 per standard, was essential, it was pointed out that the 40 mph sign was obstructed by an overgrown hedge. It was suggested that the County Council be asked to erect an "Accident Black Spot" sign at this point to alert drivers' attention to potential danger.

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RECOMMENDED That the Council firmly and unequivocally assert its view that an improvement in the highway safety of this particular stretch of London Road, Rayleigh, is urgently required and such an improvement should involve provision of improved lighting at an early date together with the clearance of overgrown vegetation and demarcation of the area as an Accident Black Spot. (45) (DTS) *See Minute 874*

REFUSE SACKS - TENDERS

842. Resolved that consideration of this matter be deferred until members of the public and representatives of the press be excluded from the Meeting. (4524)

PROPOSED BAN ON SMOKING AT MEETINGS

843. A Member proposed that a ban be imposed on smoking at all meetings of the Council and its Committees. After taking a vote it was

RECOMMENDED That no action be taken to ban smoking at meetings, (231) *except at Council meetings.*
see min 4/81

HACKNEY CARRIAGE FARES

844. The Director of Administration submitted the appended report of Mr James Goldie-Clark, Trading Standards Officer of the Southend Borough Council, who also acted for the Council in this matter, concerning proposed extra charges for Hackney Carriages.

Resolved that the recommendations contained in the report be adopted. (897) (DA)

EXCLUSION OF THE PUBLIC

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

ASHINGTON ROAD, ROCHFORD - IMPROVEMENT IN PARKING FACILITIES

846. The Director of Administration reported on the proposals of the Local Plans Working Party on the above.

RECOMMENDED (1) That subject to the approval of the Essex County Council the Rochford District Council agrees in principle to make a Compulsory Purchase Order on that part of the greensward fronting Golden Cross Shopping Parade at Ashington Road, Rochford owned by Allen Pond Developments Limited for the purpose of providing an off-street parking area.

Health and Highways Committee

(2) That the Council agree to the provision of the car parking scheme as presented by the Director of Technical Services to the Working Party at their meeting on 26th November on the greensward in front of the shops at Oxford Parade and the land between 200 and 202 Ashington Road.

(3) That the Head of Legal Services be authorised to enter into contracts with the freeholders of the shops numbered 202, 204, 206 and 208 Ashington Road for the sum of £1 subject to the Council giving an undertaking to use the land for car parking purposes only and to such other conditions as may be agreed between the parties.

(4) That the Head of Legal Services be further authorised to conclude a three year licence with A.W. Squier Limited for a licence for a three year term for their part of the greensward and the vacant land between 200 and 202 Ashington Road, subject to such terms and conditions as may be negotiated between the parties and to a fee to be approved by the District Valuer.

(5) That the Finance and Personnel Committee be asked to make provision in the estimates for 1981/82 for the execution of these works. (93j) (DA/HLS/DTS)

FORWARD CAPITAL PROGRAMME, OTHER SERVICES BLOCK

847. The Committee considered the report of the Treasurer which is appended to these Minutes, on the Forward Capital Programme.

They also considered the two proposals referred to in Recommendations (1), (2) and (3) of the foregoing Minute.

RECOMMENDED (1) That the Committee endorses support for the schemes in categories 1 and 2 as set out in the report, and for the addition of the car parking provision at Oxford Parade and 200/208 Ashington Road, as a category 2 policy committed scheme.

(2) That the Finance and Personnel Committee consider making provision for implementation of the scheme for provision of the car parking area at Golden Cross Parade in 1981/82. (708) (DA/HLS/T)

SUSPENSION OF STANDING ORDERS

848. During consideration of the foregoing item it was

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

CONTRACT 847, SUPPLY OF REFUSE SACKS

849. Members considered a list of tenders received for the supply of refuse sacks.

RECOMMENDED That the lowest tender of H.D. Plastics for specifications A2 and B2 be accepted. (4524) (HLS/DTS)

ROCHFORD DISTRICT COUNCIL

Minutes of the Performance Review Sub-Committee

At a Meeting held on 11th December 1980 at the Civic Centre, Southend-on-Sea. Present: Councillors Mrs M. Garlick (Chairman), R.H. Boyd, Mrs P. Cooke, L.K. Cope, R.H. Holman, R.A. Pearson, R.T. Stephens, C. Stephenson, R.A. Taylor and E.S. Whitworth.

Visiting: Councillor Mrs L.M.A. Campbell-Daley.

Apologies: Councillor A.J. Harvey.

MINUTES

850. Resolved that the Minutes of the Meeting held on 30th October 1980 be approved as a correct record and signed by the Chairman.

DEPARTMENTAL INSPECTIONS - SOUTHEND COMPUTING CENTRE

851. The Chairman referred to the departmental inspection of the Computing Centre which had preceded the meeting of the Sub-Committee and which had been attended by Councillors Mrs L.M.A. Campbell-Daley, T. Fawell, F.B.G. Jopson, T.J. Warner and D.C. Wood in addition to the above Members of the Sub-Committee. At the inspection the Computer Manager, Mr N. Wilson, gave a resume of the work of the data preparation and computer rooms and, assisted by the duty staff, the housing rents input system and the programs for the Rochford Electoral Register and expenditure control were demonstrated. He mentioned the advantage of the introduction early in the New Year of the Cash Receipting System equipment at the South Street offices which would feed into the computer direct and avoid the present duplication of work in the data preparation room.

The Borough Treasurer of Southend, Mr B. Luckhurst, the Computer Manager and Mr R. Taylor, the Deputy Computer Manager, attended the meeting of the Sub-Committee and answered questions raised by Members concerning the visit and matters associated with the computer. Members thanked the Southend staff for arranging and participating in what was considered to be an impressive and informative visit.

The Chief Executive and Director of Finance suggested that Members might wish to attend a demonstration of the new Cash Receipting System which was being brought into operation on 12th January and that the arrangements might be made under the auspices of the Sub-Committee.

RECOMMENDED (1) That the Council's thanks for the departmental inspection of the Southend Computing Centre be conveyed to the Borough Council.

Performance Review Sub-Committee

(2) That arrangements be made for Members to see a demonstration of the Cash Receipting equipment to be installed at the Rochford offices. (1600) (CE)

MONITORING OF PERFORMANCE - MEETINGS OF 5th JUNE and 18th SEPTEMBER 1980.

852. The Sub-Committee were satisfied that all necessary action had been taken. Minutes 648 and 649 were carried forward. (21210) (DTS/CE)

CAPITAL PROGRAMME 1980/81.

853. The Treasurer reported on the Capital Programme. (1600)

REVIEW OF REVENUE OUT-TURN AGAINST ORIGINAL BUDGET 1979/80.

854. The Sub-Committee noted a report from the Treasurer indicating that overall there was an underspending of around £10,000 in 1979/80 on a budget figure of £2,019,320 which highlighted the efficiency of the Council's budgetary control systems.

TEACH INS.

855. The Sub-Committee received reports on the sessions on highways and district planning and congratulated the Directors of Technical Services and Town Planning for the high standard of their presentations.

Members expressed the hope that attendances at future Teach Ins would improve.

ROAD SAFETY STUDY GROUP (Minute 768/80)

856. The Director of Administration submitted a report on the discussions Councillors Mrs M. Garlick and L.K. Cope had conducted with the Chairman and Vice-Chairman of the County's Traffic and Road Safety Sub-Committee on 1st December with a view to making the Rochford Road Safety Group an effective instrument for securing an improvement in the standard of the Road Safety Service in the District.

RECOMMENDED (1) That the suggestion by a County Member that the County Council might convene a meeting with the 14 districts in Essex to discuss the Government's Consultation Paper on agencies and devolution so as to form a consensus as to how to provide the best service at least cost whilst taking account of the need for public involvement, be pursued.

(2) That the County Council be asked to invite the Road Safety Study Group at its next meeting to consider its terms of reference, composition and frequency of meetings bearing in mind the foregoing objective.

Performance Review Sub-Committee

(3) That the County Council be advised that this Council considers that the Road Safety Officer's time should be allocated equally between County and Local activities and not 75% to 25% as at present. (227/2) (DA)

ITEMS FOR NEXT AGENDA.

857. Members noted that the last category of outside bodies would be before the next meeting of the Sub-Committee for review and asked that a report be made on the role and standing of the Chairman's Panel, its terms of reference and record of achievement.

Chairman M. Garbick Date 29/1/81

ROCHFORD DISTRICT COUNCIL

Minutes of the Development Services Committee

At a Meeting held on 16th December, 1980. Present: Councillors R.D. Foster (Chairman), C.B. Alger, S.W. Barnard, K.J. Bowen, R.H. Boyd, W.H. Budge, Mrs. L.M.A. Campbell-Daley, Mrs. P. Cooke, L.K. Cope, B.A. Crick, E.E. Daley, P.R. Elliott, T. Fawell, Mrs. M. Garlick, J.A. Gibson, Mrs. E.M. Heath, D.R. Helson, R.H. Holman, Mrs. J.M. Jones, F.B.G. Jopson, Miss B.G.J. Lovett, Mrs. T.M. Madden, Mrs. J.M. Murison, J.E. Nokes, R.A. Pearson, J.A. Sheaf, R.T. Stephens, C. Stephenson, A.L. Tate, B. Taylor, R.A. Taylor, T.J. Warner, E.S. Whitworth and D.C. Wood.

Apologies: Councillors E.H. Adcock, N.R. Blyther, A.J. Harvey and E.V. Maton.

MINUTES

858. Resolved that the Minutes of the Meeting of 25th November be approved as a correct record and signed by the Chairman.

MONITORING OF PERFORMANCE - MEETINGS OF 20TH MAY AND 23RD SEPTEMBER

859. The Committee were satisfied that all necessary action had been taken. Minutes 319, 321 and 667 were carried forward. (21210) (CE)

LOCAL PLANS WORKING PARTY

860. Resolved that the appended Report of the Meeting held on 26th November be adopted subject to:-

(a) Southend Airport

Add Recommendation (3) That the Southend Borough Council Transportation Committee be requested to meet the Local Plans Working Party. (2) (CE)

(b) Planning Applications for Stables

Delete Recommendation (2)

Add

(2) That the Policy Report be adopted.

(3) That the Head of Legal Services and Director of Town Planning prepare a precis for use as a Policy Statement. (158) (HLS & DTP)

FORWARD CAPITAL PROGRAMME - OTHER SERVICES BLOCK

861. The Treasurer reported on the need to formulate the Programme.

RECOMMENDED That provision be made for conservation grants totalling £50,000 per annum in 1981/2 and 1982/3. (708) (T)

PLANNING APPLICATIONS - STATISTICS (Minute 721/80)

862. The Director of Town Planning reported on figures for the first quarter of the year which showed, as far as such figures showed anything, that the Council was performing satisfactorily. However, the Director pointed out that, due to much staff involvement with the Examination of

Development Services Committee

Public of the Structure Plan and with the Rectory Farm Inquiry, the statistics for the second quarter were not likely to be so good. (158)

SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

863. The Director of Town Planning submitted a Schedule for consideration and a list of applications decided under delegation.

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

Para 2 - ROC/944/80

Cond. 3. Insert "Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1972" before "The floor space" and "written" between "prior" and "approval".

Add

Cond. 5. That, notwithstanding the provisions of the Town and Country Planning (Control of Advertisement) Regulations 1969, the prior written approval of the local planning authority shall be obtained before any advertisements are exhibited on or in the premises so as to be visible from the street.

Para 8 - ROC/1012/80

Consideration be deferred for discussions with the applicant to achieve a tidying up of the site and investigation of sewage, flooding and structural problems.

Para 10 - ROC/522/80

The item was deleted, it having been printed in error.

Para 11 - ROC/975/80

Consideration be deferred for a further report on the proposed footpath.

Para 14 - A/ROC/33/80

Note: Councillor F.S. Whitworth disclosed a non-pecuniary interest in this application in that his spouse was employed by the applicant Company and, being invited to remain in the Meeting, took no part in the discussion or voting thereon.

Para 15 - ROC/867/80

For the avoidance of any doubt, the Head of Legal Services specifically drew attention to the material considerations to which Members had regard when considering the application. As well as general policies applicable to all such applications, these considerations included the recommendations of the Director of Town Planning, the planning history of the site, the level and mode of current activity and, of some importance, the quality of management.

Refuse permission for the following reasons:-

1. The site is prominently located in the Extended Green Belt close to an existing residence where the local planning authority regard as essential that an overall scheme for the disposition of buildings, landscaping and improved access is implemented in advance of additional development.

Development Services Committee

2. In the opinion of the local planning authority, there is no justification for additional development of the scale and nature proposed.

3. The proposal would involve an unnecessary and unacceptable intensification of activities on the site.

4. Having regard to the condition and history of the site, the local planning authority is not satisfied that the essential degree of management and supervision will be given.

5. The local planning authority is not satisfied that adequate arrangements have been made for the disposal of foul and surface water.

Para 16 - ROC/965/80

Note: Councillor Mrs. E.M. Heath disclosed a pecuniary interest in the application being the owner of the property and, being invited to remain in the Meeting, took no part in the discussion or voting thereon.

The Director of Town Planning reported letters of objection to the application from three more residents, the Licensed Victuallers Association and the Rayleigh Ratepayers Association.

Para 18 - ROC/977/80

The Director of Town Planning reported letters of objection to the application.

Para 19 - ROC/973/80

Add reason 2. The submitted application plan is inaccurate and the true plot width would not enable a property of the size and siting indicated to be erected within the site boundaries.

Para 20 - ROC/761/80

Note: Councillor K.J. Bowen disclosed a pecuniary interest by way of being an employee of the applicant Company and, being invited to remain in the Meeting, took no part in the discussion or voting thereon.

Consideration be deferred for further discussion with the applicant concerning the layout.

Para 22 - ROC/441/80

Authority be delegated to the Director of Town Planning to determine the application.

Para 23 - ROC/799/80

Authority be delegated to the Director of Town Planning to determine the application.

Para 24 - ROC/470/80

Add to the end of reason 2. Furthermore, the site is within the Extended Green Belt in the County Development Plan where there is a general presumption against new development including new dwellings unless essential for agricultural or allied purposes and then only where such development would not impair the character and appearance

Development Services Committee

of the Green Belt.

(Note: As an Appeal had been lodged with the Secretary of State against failure to give a decision, the local planning authority had no application before it and the stated reasons for refusal are to be regarded as indicative of the views of the local planning authority and not as determining the application).

Para 27 - ROC/803/80

Authority be delegated to the Director of Town Planning to determine the application.

Para 28 - ROC/657/80

Authority be delegated to the Director of Town Planning to determine the application.

SUSPENSION OF STANDING ORDERS

864. During consideration of paragraph 26 of the Schedule it was

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

Chairman



Date

13.1.81.

ROCHFORD DISTRICT COUNCIL

DEVELOPMENT SERVICES COMMITTEE 16TH DECEMBER 1980

REPORT OF THE LOCAL PLANS WORKING PARTY

At a Meeting held on 26th November 1980. Present: Councillors R.D. Foster (Chairman), B.A. Crick, P.R. Elliott, Mrs. M. Garlick, A.J. Harvey, R.H. Holman, J.E. Nokes, J.A. Sheaf and D.C. Wood.

Apologies: Councillors Mrs. J.M. Jones, F.B.G. Jopson and E.V. Maton.

CAR PARKING, ASHINGDON ROAD

In a report circulated with the Agenda the Director of Administration reported on negotiations.

(a) Golden Cross

No progress had been possible because Alan Pond Development Limited wanted over six times the price limit set by the District Valuer who saw the gap between them as so wide that there was no point in continuing negotiations.

RECOMMENDED That the Health and Highways Committee be requested to ask the County Council to agree to the submission of a Compulsory Purchase Order to the Secretary of State. (18957) (DA)

(b) Oxford Parade

The greensward in front of the four shops would accommodate 14 parking spaces and the four shop owners were each prepared to convey their land to the Council for a nominal consideration. The southern fifth of the greensward and the area to the south of the shops, which land would take another 21 cars, was owned by A.W. Squier Limited who were not prepared to convey the freehold but were prepared to license at £250 p.a. subject to conditions set out on the Agenda. The licence would be for no more than 12 months at a time. As a result of further discussions held that day the licence conditions had been modified, the term increased to 3 years and the fee reduced. They would not however allow drainage into the dyke. The Director of Technical Services reported that the permanent surfacing and drainage of the greensward area would cost £15,000 with another £7,000 for a hardcore surface over the land to the south. Because levels were wrong for the surface water sewer in Ashington Road it would be necessary to drain into a soak-away under the hardcore.

RECOMMENDED That it be suggested to the Health and Highways Committee that the scheme be proceeded with as detailed above. (18957/A) (DA)

SOUTHEND AIRPORT (Minute 767/80)

The Director of Town Planning exhibited a plan showing the Airport, the industrial land adjoining and the Airport Safeguarding Zone shewing its effect on Purdeys Industrial Estate. Councillors expressed opposing views as to whether the Airport had a future either in the long-term or the short-term but all recognised that the Southend Borough

Local Plans Working Party

Council had faith as expressed by current spending of £½ million on improvement. Members also acknowledged that the Borough Council, as owners of the land, had the largest say in what was to happen to it and it was thought that discussions with that Authority might well be helpful.

- P. RECOMMENDED (1) That this Council supports the continuation of Southend Airport as a local employer and revenue producer.

(2) That exploratory officer-level meetings be held to express this view to Southend Borough Council & ascertain the manner in which this Authority can assist the success of the Airport. (2) (CE)

TELEPHONE EXCHANGE, ROCHFORD (Minute 577/80)

The Head of Legal Services reported that no appeal had yet been lodged against the refusal of ROC/1138/78 although one was anticipated.

So that it could be demonstrated that the Council had adopted a positive attitude to the problems of British Telecom it was

RECOMMENDED That the Chief Executive and Director of Finance submits a planning application for the use as a telephone exchange of land in Magnolia Road. (ROC/138/78) (HLS & DTP)

ROCHFORD TOWN CENTRE PLAN

The Director of Town Planning circulated to Working Party Members only first drafts of the Plan and accompanying map. A Special Meeting would be held to discuss the Plan. (DA & DTP)

PLANNING APPLICATIONS FOR STABLES (Minute 661/80)

Note: Councillor J.A. Sheaf disclosed a non-pecuniary interest in this matter by reason of being the husband of an applicant for planning permission for a stable. The Councillor withdrew from the Meeting.

The Working Party considered the Private and Confidential Report of the Director of Town Planning setting out the planning problems, principles and considerations, the views of various consultative bodies, the attitudes of adjoining local authorities and the alternative approaches towards a Policy.

Although there were many other material considerations it was the management of stables that was seen as a critical factor.

RECOMMENDED (1) That it be suggested that the Health and Highways Committee ask the County Council for advice on the use of road signs concerning the likely presence of horses on the highway.

(2) That the appended Policy be adopted. (158) (DTP)

Note: Standing Order 1.8 was suspended during discussion of the above item.

SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

16th December, 1980

DEVELOPMENT SERVICES COMMITTEE

1. ROC/1279/79 HOCKLEY

Demolish existing derelict bungalow and erect
4 bedroom detached house. (Details)
"La Vallee Farm", Wadham Park Avenue, Hockley.
Mr. B. Wilson, "La Vallee Farm", Wadham Park Avenue,
Hockley.

Floor Area: 233sq.m. (2,508sq.ft.)

D.T.P. - Grant permission.

NOTE: Outline planning permission for this dwelling was granted in March
this year.

2. ROC/944/80 RAYLEIGH

Use two existing houses as dental practice and
residential flat including addition of ground
floor link block.
Site of Nos. 15 to 21 High Road, Rayleigh.
Messrs. Fozard & Larner, c/o J.T. Ryford & Sons
Ltd., 13 High Road, Rayleigh.

D.T.P. - Grant permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The car parking spaces indicated on the submitted drawing No.7929'A0'6
and the means of access thereto shall be hardsurfaced to the satisfaction
of the local planning authority prior to the commencement of the dental
practice use.
3. The floorspace intended to be used in association with the proposed
dental practice use shall not be used for, or in conjunction with,
any other business use without the prior approval of the local planning
authority.
4. The access and crossing shall be laid out in accordance with the attached
sketch.

NOTE: Condition No.4 is imposed at the direction of the Highway Authority.

The site has recently been developed with two detached houses and it is proposed to provide a covered link between the two buildings and utilise all the ground floor and part of the first floor as dental practice. The remainder of the first floor is to be retained as a residential flat. The submitted layout indicates 4 surgeries together with waiting room, reception and ancillary facilities. Existing garages at the rear are to be retained and the garden areas given over to a car park for staff and patients.

3. ROC/1005/80 RAYLEIGH

Erect store to connect shop areas.
162/168 High Street, Rayleigh.
Byford Bros. Ltd., c/o Mr. K.M. Carver, DFC.,
ARIBA., 32 Folly Lane, Hockley.

Floor Area: 26sq.m. (280sq.ft.)

D.T.P. - Grant permission subject to:-

Std. Cond. 3. - Commence in 5 years.

NOTE: The proposal comprises a small infill extension between the existing main buildings which front the High Street.

4. CC/ROC/2/79 RAYLEIGH

Erect 2 detached houses with garages. (Details)
Site adj. 44 Brooklyn Drive, Rayleigh.
Brackendell Ltd., c/o Mr. J.H. Williams, Estate
House, 377 Rayleigh Road, Eastwood.

Frontage: 21.640m. (71ft.) Depth: 22m. (72ft.) minimum

Floor Area: Plot 1 - 104sq.m. (1,120sq.ft.)

Plot 2 - 100sq.m. (1,076sq.ft.)

D.T.P. - Grant permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.

2. The dwelling described as unit No.1 on the submitted plan shall be re-located and erected in the position outlined in blue on drawing No.1003.3A returned herewith.

5. ROC/961/80

RAYLEIGH

Add an external staircase to upper floor.
111 High Street, Rayleigh.
Mr. Patel, c/o Mr. R. Curd, 16 Cedar Hall Gardens,
Thundersley.

D.T.P. - Grant permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The proposed development shall be carried out entirely in accordance with the revised plans dated 2nd December 1980.

NOTE: The proposed staircase is required so that the existing internal staircase may be removed to provide additional floor area for the preparation of prescriptions for the existing chemists.

The staircase will provide external access to the first and second floors which are used for the storage of medications and associated products.

The Rayleigh Civic Society state that the staircase's appearance would be improved if it were steel and revised plans have now been submitted which show this detail and an improved design.

6. ROC/962/80

RAYLEIGH

Add a front extension to shop.
88 Bull Lane, Rayleigh.
Mr. Campbell, c/o Mr. R. Curd, 16 Cedar Hall Gardens,
Thundersley.

D.T.P. - Grant permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 9. - Materials to match existing.

NOTE: The proposed extension is sited at the corner of Bull Lane and Hilary Crescent and will form part of the existing shop, currently being used as a newsagents.

The Director of Health and Housing has been consulted and raised no objection to the proposal.

7. ROC/1008/80

ROCHFORD

Erect a detached four bedroom house and garage.
Land between 18 and 20 Warwick Drive, Rochford.
Mr. & Mrs. A.R. Draper, c/o Mr. R.V. Hudson, MIED.,
LIAAS., 303 London Road, (1st Floor), Hadleigh.

Frontage of Plot: 12.34m. (40ft.6ins.) Depth of Plot: 33m. (100ft.)
Floor Area: -

D.T.P. - Grant permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 5. - A scheme of tree and/or shrub planting to be approved.
3. Std. Cond. 8. - Submit materials schedule.
4. Std. Cond. 12A. - Garage to be incidental to enjoyment of dwelling.
5. Std. Cond. 14. - 1.8 metres (6 feet) high fencing to be erected.
6. Std. Cond. 34. - Certain windows to be obscure glazed.
7. Std. Cond. 35. - A brick wall to be erected to front boundary.

NOTE: Planning permission was granted to erect a detached four bedroom house on this site in November 1979.

8. ROC/1012/80 CANEWDON

Change use of upper floor premises from cafe to office accommodation.

Unit 5, Essex Marina, Wallasea Island.
Essex Marina Ltd., Wallasea Island.

Floor Area: 37.9sq.m. (408sq.ft.)

D.T.P. - Grant permission subject to:-

- Std. Cond. 3. - Commence in 5 years.

NOTE: The previous cafe use has not proved to be a viable proposition and the accommodation is now vacant. The applicants wish to use the floorspace as offices for occupation by one of their associate companies. The ground floor provides a unit of residential accommodation and is to remain. Parking is available immediately adjacent to the building. The floor space involved is only 37.9sq.m. (408sq.ft.) which produces a liability for just one parking space.

9. LB/ROC/9/80 ROCHFORD

Remove two non load bearing internal walls at first floor.

Rochford Hall, Hall Road, Rochford.

Mr. J. Boorman, Rochford Hundred Golf Club, Hall Road, Rochford.

D.T.P. - Grant permission.

NOTE: The Club wishes to provide a space at first floor to accommodate a snooker table. The advice from the County Planner is that the walls are non-structural and of comparatively modern origin and their removal will not affect the character of this listed building.

Rochford Hall is a Grade I listed building therefore this recommendation is made subject to the concurrence of the Secretary of State at the Department of the Environment to the grant of listed building consent.

10. ROC/522/80

CANEWDON

Extension of existing golf course to form an 18 hole golf course. (Approx. 66 acres)
Land adj. existing golf course at Ballards Gore, Stambridge.
W.J., D. & J.J.Caton, c/o The James Abbott Partnership,
(Ref BC/3256), 22 South Street, Rochford.

D.T.P. - Refuse permission for the following reasons:-

1. The site comprises approximately 26 hectares of good quality agricultural land.
2. The granting of permission in this case could lead to further applications being made to develop adjoining land of similar quality.

NOTE: The reasons for refusal are those advised by the Ministry of Agriculture in response to the statutory consultation required by Article 15 of the General Development Order. Ministerial advice in the handling of applications involving agricultural land is contained in DOE Circular 75/76 and under the provisions of Paragraph 12 the Ministry expects further discussion should the Committee consider there is a case for granting planning permission, indeed if opposing views cannot be reconciled, a request may be made to the Secretary of State to call in the application and determine it.

In this case the Ministry has objected in support of the Government's policy for the safeguarding of agricultural land of Grades I, II, III and IIIA. The site is included in the land classification map as Grade II and whilst the recreational facility of a golf course may be approved in the Extended Green Belt, planning considerations apart from need must be considered. It is true that the Ministry may not object to the loss of land in other locations and Rectory Farm, Ashingdon is probably the most recent case locally where no objection was entered. The essential difference is that the Ashingdon land is graded below IIIA. I accept that an argument could be advanced in the current case that permission should be granted since the existing 9 hole course is established and there appears to be a need for another 18 hole course in the area. However, I regard the protection of productive agricultural land to be overriding and in line with the attitude adopted at the Rectory Farm Inquiry. I support the recommendation of the Ministry of Agriculture. For the avoidance of doubt may I add that the existing 9 hole course is sited predominantly on land which was a brickworks and which had laid unused for many years. The inclusion of about 13 acres of arable land to establish that course was considered justified.

Messrs. D. and A. Stacey are the agricultural tenants of the land and have objected to the loss of the site from their farming enterprises based at Scotts Hall Farm. They claim the land to be classified Grade IIA in agricultural quality and that its loss would result in a serious decrease in production. The land has formed part of Scotts Hall Farm for more than 50 years. The economic structure of the farm has been geared to the freehold land as well as rented land of which the site forms part, therefore, if the application is successful the farming business must contract resulting in redundancies and a capital loss on machinery and plant which has been acquired to deal with the total area of the farm. It is also felt that to be deprived of the land would put the Scotts Hall enterprise at risk. Fear is expressed too that an extended golf course would raise the level of activity generally to the detriment of crops on adjoining land and might lead to an extension of activities to include squash and other leisure pursuits. The land is within the Extended Metropolitan Green Belt. There is a presumption in the submitted Structure Plan against the taking of high quality agricultural land into other uses, the application should be refused planning permission.

The local branch of the National Farmers Union objects to the loss of good quality land, to the introduction of additional traffic on rural roads in the area and an increase in the incidence of damage to surrounding land.

The Nature Conservancy Council and the Essex Naturalist's Trust do not raise objection but the latter comments that the high nature conservation interest in the area was largely destroyed with the creation of the existing 9 hole course.

Canewdon Parish Council comments only to the extent that public rights of way through the site must be preserved.

On the basis of need the Eastern Council for Sport and Recreation supports the proposal.

For the avoidance of doubt I would also recommend that in the event of Members considering that there may be a case for granting planning permission, the matter should be referred back for further discussion with the Ministry of Agriculture in accordance with Circular 75/76.

11. ROC/975/80

RAYLEIGH

Layout and construct estate road and erect 6 bungalows and 6 houses with garages.

39 Little Wheatley Chase, Rayleigh, access from Louis Drive West.

Countryside Properties Ltd., 81-87 High Street, Bellericay.

Site Area: 1.1 acres Density 12d.p.a.

D.T.P. - Grant permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 8. - Submit materials schedule.
3. Std. Cond. 6. - A scheme of landscaping to be approved.
4. The carriageway of the estate road shall be constructed prior to the commencement of the erection of any residential properties proposed to have access from such road and the proposed road and turning space shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced carriageway between the dwellings and the existing highway. Further the footways and footpaths commensurate with the frontage of each dwelling shall be constructed and completed by the date of occupation of the dwelling.
5. Details of the proposed finished surface of the access ways other than the new road intended for adoption shall be submitted to the Highway Authority for approval prior to the erection of any of the dwelling units proposed to have access therefrom. All statutory undertakers services shall be laid prior to the commencement of any works of construction of the said access way. thereafter these works shall proceed in such a manner as to ensure that each of such dwelling units, before it is occupied, shall be served by a properly consolidated and surfaced means of access between the dwelling and the existing highway. The final finished surface of the access ways shall be laid within three months of the completion of all dwelling units obtaining access therefrom or within any such extended period as may be agreed.
6. The accesses and crossings shall be laid out in accordance with the attached sketch.
7. 2.1m. x 2.1m. (6ft.11ins. x 6ft.11ins.) clear pedestrian visibility splays shall be provided on both sides of all vehicular accesses.
8. All existing hedgerows on the boundaries of the application site shall be retained and shall not be removed or reduced in height without the previous written consent of the local planning authority. Any hedgerows being removed without such consent, or dying, being severely damaged, or diseased shall be replaced with planting of such size and species as may be agreed with the local planning authority.
9. Std. Cond. 14. - 1.8 metres (6 feet) high fencing to be erected.
10. Std. Cond. 15. - Details of walls, fences or other means of enclosure.

NOTE: The grant of permission, subject to a legal agreement, was agreed in March this year for a scheme of 11 houses on this land (ROC/1126/79).

This application is a revised scheme incorporating both bungalows and houses. 6 bungalows and 6 houses are proposed to give a total of 12 dwellings. The layout is similar to that proposed in ROC/1126/79 but it no longer includes a private drive and therefore there is no longer any need for a legal agreement.

Arising from the proposal to provide a Community Centre in Little Wheatley Chase, the possibility of a footpath link between Louis Drive West and Little Wheatley Chase is being actively considered. Development of the application site offers an opportunity to seek such a link. The applicants have been approached on the subject and although they explain that they do not wish to be unco-operative they would be most reluctant to actually include a footpath link in their scheme as they fear it might be a source of problems to the future occupiers of their proposed dwellings and adversely effect the saleability of the properties.

However, this is a strip of land between the curtilages of the proposed dwellings and existing dwellings in Little Wheatley Chase and Louis Drive West which provides scope for a footpath link. It is not included in the current application site and would not therefore hamper the submitted scheme. Ownership of the strip seems unclear at present and there is a ditch running through it which would need to be piped.

The applicants of the current scheme have informally indicated that in the event of the strip being capable of being utilised to provide a footpath they may well be prepared to make some contribution to its provision, e.g. piping the existing ditch.

12. A/ROC/37/80

ROCHFORD

Erect an internally illuminated projecting box sign.

50 West Street, Rochford.

Rumbelows, c/o Harrison & Pinder, 46/47 Strand-on-the-Green, Chiswick, London. W4 3RE.

Size: 940mm. (3ft.1ins.) x 457mm. (1ft.6ins.)

Height above ground: 2.89m. (9ft.5ins.)

D.T.P. - Refuse permission for the following reasons.-

1. The proposed sign by reason of its size, colour and position would form a dominant and visually obtrusive feature at this point in the Rochford Conservation Area.
2. The proposed sign would be detrimental to the character and appearance of the adjoining historic buildings within the central area of the Rochford Conservation Area.

NOTE: An unauthorised illuminated sign has been erected on the premises immediately adjacent to No.50 West Street and as such appropriate action is being taken to seek its removal or modification.

The observations of the Rochford Amenity Society will be reported at the meeting.

13. A/ROC/36/80

RAYLEIGH

Erect an internally illuminated projecting box sign.

33/35 High Street, Rayleigh.

Rumbelows, c/o Harrison & Pinder, 46/47 Strand-on-the-Green, Chiswick, London. W4 3RE.

Size: 940mm. (3ft.1ins.) x 457m. (1ft.6ins.)

Height above ground: 3m. (9ft.10ins.)

D.T.P. - Refuse permission for the following reason:-

The proposed sign, by reason of its size, colour and position would form a dominant and visually obtrusive feature at this point in the Conservation Area to the detriment of visual amenity. Furthermore, the proposal if allowed would set an undesirable precedent for further signs of this nature which would progressively detract from the street scene.

NOTE: The Rayleigh Civic Society are opposed to the proposed illuminated sign and they are concerned about the growing number of illuminated box signs in the High Street. They consider that in general projecting box signs have an adverse affect upon the street scene and at night clash with existing illuminated shop fascia signs causing a confused appearance.

Whilst a considerable number of illuminated signs do exist within the Rayleigh Conservation Area the present policy has been to seek to reduce the level of illumination to commercial properties whenever replacement is required and to be generally opposed to the display of illuminated projecting box signs of the type proposed.

A previous application on these premises for an illuminated projecting box sign was refused consent on 7th January 1976, application No. A/ROC/31/75.

14. A/ROC/33/80

RAYLEIGH

Erect 1 internally illuminated fascia sign and 1 internally illuminated fanlight sign.

6 High Street, Rayleigh.

Harry Rona, c/o Day-Impex Ltd., 1 Brunel Road, Eastwood Industrial Estate, Leigh-on-Sea.

Size. Fascia sign 3.81m. x 0.6m. (12ft.6ins. x 2ft.0ins.)

Window sign 3.28m. x 0.28m. (10ft.9ins. x 11ins.)

D.T.P. - Refuse permission for the following reason:-

The proposed illuminated signs would detract from the character and appearance of the Rayleigh Conservation Area by reason of their size, position and design.

Furthermore, the proposal would result in the overloading of the premises with advertisements to the detriment of the character and appearance of the Conservation Area.

NOTE: Consent was granted to display the existing advertisement signs on these premises by the Development Services Committee on 25th April 1979, application No. A/ROC/8/78. This consent related to the display of a fascia sign comprising individual illuminated letters to read "Rona" on a non-illuminated background, together with a window sign which was designed so that only the proposed letters reading "Britannia Building Society" were to be illuminated.

The present proposal seeks two internally illuminated box signs, one above each other to give a depth of 0.88m. (2ft.11ins.) overall with an average length of approximately 3.65m. (12ft.) on the top of an existing bay window projection.

I consider that these proposals are unacceptable for the above reasons and that the former consent A/ROC/8/78 is the maximum the local authority should allow bearing in mind the site's position in the Conservation Area.

15. ROC/867/80

HULLBRIDGE

Construct a lecture room and ancillary accommodation in connection with the existing riding school. Hockley Downs Stables, Lower Road, Hockley. Mr. L.H. Berg, c/o Mr. M.R. Clarke, FFS.,FRSH., 1286 London Road, Leigh-on-Sea.

D.T.P. - Grant permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The building hereby approved shall be used only for the purposes of a lecture room, staff facilities and offices ancillary to the horse riding establishment at Hockley Downs Stables.
3. The materials used in external finishes shall be those detailed on application drawings Nos.3432 and 3432A received by the local planning authority on the 18th September 1980.
4. Prior to the development hereby approved being begun, the new means of access and the closure of the existing means of access shall have been provided in accordance with the planning permission granted by the Secretary of State on appeal (ROC/688/74).
5. Prior to the building hereby approved being first used, an access road and car park shall be provided within the site in such positions and constructed to details which shall have been approved by the local planning authority before the road and car park are constructed.
6. A scheme of tree planting, in accordance with details approved by the local planning authority shall be carried out during the first planting season following commencement of the development. Any tree dying within 5 years of planting shall be replaced by the applicant or his successors in title to the satisfaction of the local planning authority.



NOTE: The building proposed is a single storey one, 25.9m. (85ft.) by 7m. (23ft.). It is shown located on the eastern boundary of Hockley Downs about 114.3m. (375ft.) north from the boundary of Su-Cris Lodge.

An application for a similar building (ROC/1349/79) was refused planning permission in July 1980 on the grounds that need had not been established and that the siting, design and materials were inappropriate.

The applicant states that the building is needed for the instruction of novice riders in the art of horse riding and in the knowledge and care of horses. He argues that the siting of the building alongside existing ones is appropriate and will not cause nuisance to any neighbour. The form of the building has been changed to a more traditional gable ended shape. The roof is proposed to be covered with dark blue corrugated asbestos and the walls with black stained horizontal boarding. The shower facility and toilet accommodation are for both pupils and staff. A kitchen and staff mess room are also shown. Foul drainage is to an existing cesspool.

The planning history of Hockley Downs is involved. However, the permitted uses were determined in 1978 when Mr. Berg appealed to the Secretary of State against four enforcement notices and five refusals of planning permission. Essentially planning permission has been granted for stabling, a new access with closure of the existing one and a residential caravan. The site area is about fourteen acres.

Hullbridge Parish Council objects on the grounds that the proposal appears to be an intrusion of a major development into a Green Belt area. The County Surveyor raises no objection and the Director of Health and Housing has no comment to make.

The planning merits of the application must be looked at against the background of:-

- (a) the site being of reasonable acreage;
- (b) the approved uses for the site;
- (c) the siting and appearance of the building;
- (d) the applicant's statement that there is a need for his proposal.

In all the circumstances I consider the application should be approved conditionally subject to the requirements of Condition Nos. 2, 4, 5 and 6 being the subject of a legal agreement to the satisfaction of the Director of Administration.



Change of use from residential to Public House.
Pearsons Farm, 176 London Road, Rayleigh.
Mr. J. Potterton, c/o Mr. R.V. Hudson, MIED.,
LIAAS., 303 London Road, (1st Floor), Hadleigh.

D.T.P. - Refuse permission for the following reasons:-


1. The proposed use would generate additional vehicle slowing, crossing and turning movements in London Road in close proximity to an existing road junction, and an access to a major business complex. In the opinion of the local planning authority an increase in the incidence of such movements in London Road is undesirable and could not fail to add further disruption to the free and safe flow of traffic in the road contrary to road safety interests.
2. The proposed use would attract pedestrian movements across London Road by persons residing in the extensive residential area south of London Road. Due to the lack of a footpath on the south side of London Road and a pedestrian crossing, such movements would be difficult and hazardous to both pedestrians and motorists travelling along London Road.
3. No specific and separate provision is made on the submitted plans for the parking and turning of trade vehicles. The current car parking standards of the local planning authority require such provision for Public Houses.
4. The property is the subject of a Building Preservation Notice and it is considered that the provision of a large and open surfaced area to provide car parking facilities and access thereto in the manner indicated on the submitted plan would be unduly damaging to the character and setting of the building.
5. The property is situated within a predominantly residential area and the introduction of further commercial activities in the area particularly of the type proposes which operated in the main outside normal business hours, is considered inappropriate and undesirable in the interests of the amenities of the local residents.

NOTE: The Highway Authority direct that if permission is granted certain conditions relating to the layout of the access, parking and visibility splays shall be included.

The Rayleigh Civic Society object to the proposal on the grounds of traffic dangers and need, there being other club facilities and public houses in the locality.

The Louis Drive Residents Association and the Liaison Committee representing the Rawreth Residents Association, Rayleigh Civic Society and Rayleigh Ratepayers Association, also object for these reasons and express the view that the development would be unpopular and detrimental to the amenities of residents in the area.

76 residents in London Road, Hartford Close and Maine Crescent within the Pearsons Farm Estate were notified of the application.



43 individual replies have been received from residents in these roads and other nearby streets. Their addresses are set out below:-

Victoria Avenue	65, 5, 2, 4.
London Road	162, 164, 158, 160, 211, 187, 183, 173, 197, 209, 223, 203, 185, 219-221, 195, 177, 175, 181, 205, 227, 193, 233.
Hartford Close	9, 16, 10, 5, 12, 18, 20, 17.
Little Wheatley Chase	17.
Louis Drive	44, 109, 95.
Alexandria Drive	8.
Ronald Drive	17.
Louis Drive East	1, 29.
Maine Crescent	7.

All object on grounds of highway safety and traffic hazards and many contest the need for further licensed premises in the area.

The other major area of concern is with regard to possible vandalism and noise and disturbance to local residents.

Other comments made include:-

- (i) Danger to children attending schools in the vicinity and using the adjacent play area.
- (ii) Devaluation of property.
- (iii) Litter.
- (iv) Any loss of trees and hedgerows on site would detract from the character of the area.
- (v) Vehicle parking would occur in nearby streets, to the annoyance and inconvenience of residents.

The occupier of 154 London Road raises no objection to the proposal.

17. ROC/974/80

RAYLEIGH

Outline application to erect 1 x 3 bedroom detached bungalow and garage.

Leslie Road, r/o 12-18 Trinity Road, Rayleigh.

Mr. R.A. Byford, c/o Mr. E.A. Allen, 4 Upper Lambricks, Rayleigh.

Frontage of Plot: 13m. (42ft.7ins.) Depth of Plot 25m. (82ft.)
Floor Area: -

D.T.P. - Grant permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved.
2. Std. Cond. 2. - Commence in 5 years or 2 years.
3. This permission conveys no approval to the plan form and disposition of the proposed dwelling indicated on the submitted plans.
4. Std. Cond. 27A. - Provision within curtilage of site for garage or garage space.
5. Std. Cond. 30. - Access and crossings laid out to sketch attached.

NOTE: The site forms part of the rear gardens of Nos.12 and 18 Trinity Road, Rayleigh, and is bounded to the east by chalet bungalows with detached and semi-detached bungalows predominant in this part of Leslie Road.

All the immediate residents have been consulted and objections to any form of development have been received from the residents at Nos.12 and 14 Trinity Road. However, consultations have revealed that the occupier of No.12 Trinity Road, who is also owner of most of the land subject of this application has entered into an 'Option Agreement' with the applicants.

No objections have been raised from the residents at Nos.1c and 1d Leslie Road and Nos.16 and 18 Trinity Road.

The application when originally submitted proposed the erection of a 4 bedroom detached house, however, the applicant has agreed to amend the development to a 3 bedroom detached bungalow, which will be more sympathetic to the character of the surrounding development.


18. ROC/977/80

HAWKWELL

Construct new car park.
485 Ashingdon Road, Ashingdon.
Chef & Brewer, c/o Mr. D.W. Rainbow, St. Georges
Taverns (North East), "Cauliflower", 553 High
Road, Ilford. IG1 1TN

D.T.P. - Refuse permission for the following reason:-

The provision of a car park for use by customers of the adjacent Public House in this location abutting new and existing residential curtilages could not fail to have a most detrimental affect on the amenities of these properties by reason of noise and general disturbance particularly as the car park would be used during evenings and weekends.



19. ROC/973/80

RAYLEIGH

Outline application to erect one 2-bedroom bungalow with integral garage.

Land adj. 8 Weir Gardens, Rayleigh.

Countryside Properties Ltd., 81/87 High Street, Billericay.

Frontage of Plot: 2.4m. (8ft.) Depth of Plot: 43m. (141ft.7ins.)

Floor Area: -

D.T.P. - Refuse permission for the following reason:-

The site by reason of its restricted frontage to Weir Gardens and limited plot width in the vicinity of the building line would not permit the erection of a dwelling which would be compatible with the existing dwellings in the immediate vicinity. The restraints imposed by the limited plot width and the alignment of the southern boundary are such that any dwelling erected on the land would appear unduly cramped and out of character with the existing housing in Weir Gardens.

NOTE: A previous application for a 4 bedroom chalet bungalow on the land was refused in September this year (ROC/449/80) on the grounds of being out of keeping and detrimental to the adjacent dwelling and attracting vehicle waiting and slowing in Brook Road.

Representations against the proposal have been received from the occupiers of Nos.3, 8 and 10 Weir Gardens.

The occupier of No.8 is concerned about the siting of the bungalow in advance of his property and the loss of aspect he currently enjoys over the land.

The occupier of No.10 supports the views of her neighbour.

The occupier of No.3 considers that the site is unsuitable for a dwelling being so close to Brook Road, and questions whether the frontage of the land is sufficient to gain access.

20. ROC/761/80

HAWKWELL

Layout and construct estate road and erect 45 dwellings.

Hilltop Farm, South of Doulton Way and east of Rectory Avenue, Hawkwell.

Wiggins Homes Ltd., c/o Wiggins Management Services Ltd., 57 Hart Road, Thundersley, Benfleet.

Type	Floor Area	Frontage
A. 3 Bedroom House	67.6sq.m. (728sq.ft.)	8.00m. (26ft.3ins.)
B. 3 Bedroom House	67.6sq.m. (728sq.ft.)	10.00m. (32ft.9ins.)
C. 3 Bedroom House	79.26sq.m. (853sq.ft.)	6.25m. (20ft.6ins.)
D. 3 Bedroom House	66.24sq.m. (713sq.ft.)	8.00m. (26ft.3ins.)
G. 1 Bedroom Flat	47.11sq.m. (507sq.ft.)	6.75m. (22ft.2ins.)
K. 3 Bedroom House	83.67sq.m. (900sq.ft.)	9.75m. (32ft.0ins.)

D.T.P. - Grant permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 26. - Carriageway of proposed estate road to be completed prior to commencement of any residential development and footpaths before dwellings occupied.
3. Std. Cond. 12A. - Garage to be incidental to enjoyment of dwelling.
4. Std. Cond. 10. - Details of screening.
5. Std. Cond. 5. - A scheme of tree and/or shrub planting to be approved.
6. At each junction of internal estate roads, the roads shall be so formed as to include within their boundaries, sight splays as shown on application drawing.
7. Std. Cond. 8. - Submit materials schedule.


21. ROC/1003/80

RAYLEIGH

Open storage area for building materials and erect covered warehouse for building material sales.
Brook Road Industrial Estate, Rayleigh,
Hyde Eaton Co., c/o Mr. R.V. Hudson, MIED., LIAAS.,
303 London Road, (1st Floor), Hadleigh.

Frontage of Plot: 112.7m. (370ft.) Depth of Plot: 21.3m. (70ft.)
Floor Area: -

D.T.P. - Refuse permission for the following reasons:-

1. The site is situated within an area forming part of the Extended Green Belt in the approved County Development Plan and furthermore serves a vital function in providing an effective natural screen and buffer on the periphery of Rayleigh between the Trunk Road A.127 and the built-up residential and industrial areas to the north. Whilst the application site excludes some of this natural screen and buffer the clearance of the application site and its development by the open storage of building materials, and the erection of a storage building/warehouse as proposed would significantly reduce its effectiveness and detract from the character and appearance of the existing local scene. Furthermore the release of the land for development would generate pressure for the development of adjacent sections of this important screen and buffer strip.
 2. The Eastwood Brook to which surface water run-off from the site would drain is currently overloaded. No new development which would significantly increase surface water run-off to this Brook can be accepted until its capacity is improved.
- 

NOTE: The land is currently in Green Belt but is excluded from Green Belt in the Supplementary Planning Guidance now provided by the Green Belt Subject Plan.

The applicants are a firm of Builders Merchants currently based in Thundersley who wish to transfer and expand their operations to the application site. They wish to use the land for the storage of heavy and light building materials, mainly in the open, and to erect a warehouse building to incorporate a retail and trade counter.

The land is currently covered with trees and bushes and provides an effective screen between the A.127 and the industrial and residential area north of Brook Road. I take the view that the development of any part of this strip should be resisted.

Another current objection to the development is the question of surface water run-off into the Eastwood Brook.

The Regional Controller (Roads and Transportation) Eastern Region, does not wish to restrict the grant of permission.

NOTE: The following items numbered 22 to 30 are included in the schedule on the assumption that Members have made the decisions to adopt the proposed policy on the development of horse riding activities in the District.

Most of the following applications were deferred at the meeting of the Development Services Committee on 23rd September pending the preparation of a suitable policy and where an application conforms with the policy, approval is recommended subject to any conditions considered necessary. In some cases it is recommended that any planning permission granted is supported by a Legal Agreement concluded between the applicant and the Director of Administration.

Where applications do not conform to the policy and it would appear that negotiations with the applicant would not produce any improvement in the proposals which might justify approval, a recommendation to refuse the application is given.

In cases where there is a possibility of worthwhile negotiations taking place with the applicant which could achieve satisfactory compliance with the adopted policy, it is suggested that each application be deferred to enable these negotiations to be finalised.

22. ROC/441/80

ASHINGDON

Erect a stable block.

Land north of Lower Road, Opposite Granville Road, Hockley.

Mr. C. Fitch, c/o Mr. J.H. Williams, Estate House, 377 Rayleigh Road, Eastwood, Leigh-on-Sea.



988

D.T.P. - Grant permission subject to:-

1. The maximum number of horses accommodated on the site at any one time shall be limited to 4.
2. The stables hereby permitted shall be used to accommodate horses owned by the applicant Mr. C. Fitch and his immediate family only. The stables and application site shall at no time be used as a livery stables or riding school.
3. Notwithstanding the details shown on the submitted plans, the siting of the stables, together with details of the screening thereof, shall be agreed in writing with the local planning authority before the stables are erected.
4. All access to the site shall be via the existing vehicular access on the west boundary of the site only.
5. A suitable horse containment barrier fence shall be erected within the site boundaries, details of which shall be submitted to and approved by the local planning authority before the stables are first used.

NOTE: The 1.64 hectare (4.05 acre) site has two frontages to Lower Road, on the west and south. A vehicular crossing exists on the south boundary, which should have been closed off in compliance with a condition imposed when a new vehicular access was approved on the west boundary. However, the owner of the land states that he is legally bound to permit the Southend Waterworks Company to use the south access, although he has agreed not to use it in connection with the stabling of horses. This is a point which could be incorporated in a Legal Agreement drawn up between the applicant and the Director of Administration.

The existing vehicular access on the western boundary is a joint access serving the application site and adjoining land (see ROC/799/80 also in this schedule of applications).

The site is bounded by hedgerows, which in conjunction with additional screening if necessary could provide satisfactory screening of the proposed stables from the road. The land is large enough to accommodate between 3 and 4 horses under the policy now adopted and the applicant wishes to stable 3 horses and a pony, all belonging to his family and for their personal enjoyment only. The applicant has also written expressing his willingness to enter a Section 52 Agreement, to enable the local planning authority to keep full control over the use of the land, (number of horses, gymkhanas, sub-division etc.). Such control would also limit the number of jumping or gymkhana events on the land.

The Parish Council object to the proposal on the grounds of traffic hazard, but the vehicular access has been approved and exists.

The Director of Health and Housing raises no objections.

The British Horse Society consider the accommodation to be satisfactory but would wish to see more adequate precautions taken to prevent horses breaking out of the field onto Lower Road. Condition No.6 is included to cover this requirement.

Continue use for horticultural and agricultural purposes and change of use for stabling of horses. Land north of Lower Road, opposite Granville Road, Hockley.

Mr. L.V. Smith, c/o Guy Jerman & Partners, 36 Clarence Street, Southend-on-Sea.

D.T.P. - Grant permission subject to:-

1. The maximum number of horses accommodated on the site at any one time shall be limited to 3.
2. The stables hereby permitted shall be used to accommodate horses owned by the applicant Mr. L.V. Smith and his immediate family only. The stables and application site shall at no time be used as a livery stables or riding school.
3. Details of the conversion to stables of the existing buildings to be used shall be submitted to and approved by the local planning authority within 3 months of the date of this permission.
4. A suitable horse containment barrier fence shall be erected within the site boundaries, details of which shall be submitted to and approved by the local planning authority within 3 months of the date of this permission.

NOTE: Until recently, this site and the adjoining land (see previous item ROC/441/80) formed a 6 acre field used primarily for horticulture and occasional grazing. Four acres have been disposed of and the applicant owns the remaining 2 acres (0.8 hectares) upon which exist several buildings previously used for agricultural purposes. Two of these buildings, of corrugated iron construction, are at present used to stable 3 horses belonging to the applicant. Also food is stored within one of the buildings.

The application is therefore submitted for retrospective planning permission for a change of use for the stabling of horses. Vehicular access exists on the west boundary, approved under ROC/779/79.

The site is of sufficient size to support only 1 or 2 horses under the adopted policy, but since the applicant has stated he requires the stables for his daughter's 3 horses and is willing to accept suitable planning conditions, I consider a maximum of 3 horses to be reasonable in this case. The British Horse Society does not object to the proposal although they would wish to see suitable buildings for stabling. With suitable alterations and improvements to the existing structures it should be possible to achieve acceptable stables and a condition is included to cover this.

The Director of Health and Housing does not object to the proposal, but the Nature Conservancy Council feel that adjoining woods will be used in the absence of bridleways, but I consider that the personal nature of the permission would restrict the activities on the site so as to minimise any damage to adjoining land.

In the interests of highway safety the suggestion by the British Horse Society for suitable barrier fences is included in a condition.

It is recommended that the suggested conditions, together with restrictions on horse-jumping and gymkhana events, sub-division etc., are supported by a Legal Agreement concluded to the satisfaction of the Director of Administration.

24. ROC/470/80

STAMBRIDGE

Conversion of existing buildings to form stables for equestrian purposes and installation of all-weather exercise area.

"Broadoaks", Stambridge Road, Great Stambridge.

Mr. R.G. Francks, c/o Barker, Livemore & Co.,

98 Broadway, Leigh-on-Sea.

D.T.P. - Refuse permission for the following reasons:-

1. In the opinion of the local planning authority the application site is of insufficient size to satisfactorily accommodate 20 horses in connection with a horse riding establishment and livery stables. The shortfall of available land within the applicants control and lack of nearby bridleways would be likely to lead to many activities of the establishment being conducted off the site, with consequential unacceptable nuisance or damage to the highway, footpaths and verges. It would also be likely to encourage horse riding along Stambridge Road and other highways, constituting an unacceptable hazard to traffic using those highways.
2. The site lacks authorised residential accommodation on the site which would preclude the proper supervision and management of the establishment at all times.
3. The proposal lacks adequate facilities for the storage of bedding and food, which if provided would in conjunction with the proposed stable buildings, be visually obtrusive in the open countryside.

NOTE: This site has an area of about 2.2 hectares (5½ acres) which under the adopted policy could support up to 5 horses without additional grazing and exercise land. The proposal seeks planning permission to erect two blocks of 10 stables plus feed store and tack rooms. In addition an all-weather schooling yard is proposed and a hay/straw barn. No bridleways exist in the vicinity and the land is too small to satisfactorily provide grazing and horse riding facilities for 20 horses and therefore it must be assumed that adjoining highways and footpaths would be used for the purpose of exercising or travel to other fields with consequential hazards to highway safety.

There is no authorised residential accommodation on the site which could contribute to the proper supervision and management of the proposed riding establishment. A residential caravan exists on the site in which the applicant resides, but for which planning permission has not been obtained. An enforcement notice in respect of the caravan has been served and an appeal has been lodged against this Notice.

The County Surveyor does not wish to restrict the development on traffic grounds provided the existing vehicular access is repositioned and turning facilities within the site are provided.

The British Horse Society consider that storage facilities for straw and hay are inadequate, since 500-600 bales of straw per year for bedding and 1,000 bales of hay per year for food would be required in the absence of adequate grazing land. The Society also consider the land is insufficient to graze 20 horses and in its present condition the site is unsuitable for grazing horses.

The applicant has stated that the waterlogged condition of the site is due to the construction of a stormwater culvert across the land and removal of topsoil. However, I do not consider this to be sufficient reason to permit the proposed use as an alternative to agriculture where such use would clearly be an over-intensification of activities which could only exacerbate the present bad conditions.

25. ROC/744/80

ASHINGDON

Erect 3 Horse Livery Stables.
Beckney Nurseries, Lower Road, Hockley.
Mr. H. Foreman, c/o Roomplan Ltd., 863 London
Road, Westcliff-on-Sea.

NOTE This application seeks planning permission to erect 3 blocks of stables, each to accommodate 3 horses. Planning permission has recently been granted for the erection of 2 stables on the site for the personal use of the applicant.

The existing use of the land as a nursery would be severely curtailed by the change of use, which would entail the site being used for the grazing and exercising of horses not belonging to the applicant, i.e. livery stables. Thus, including the applicants 2 horses, a total of 11 horses would be accommodated.

The area of the site, including the existing bungalow and nursery buildings is only 2 hectares, suitable for 4 horses only. The British Horse Society feels this number to be excessive; the Nature Conservancy Council feels that the horse riders will be tempted to ride outside the site, possibly through nearby Plumberow, Beckney and Trinity Woods, through which there are no established bridlepaths.

The Director of Health and Housing does not object. The County Surveyor does not object.

There may be scope for negotiating with the applicant for a reduced number of stables, which, if Members decide to approve would be subject to conditions relating to the numbers of horses and stables, an improved vehicular access to the site if necessary, adequate fencing, etc. Also a Legal Agreement would be asked for.

It is therefore recommended that this application be deferred for a period of one month, i.e. until the next meeting of the Committee to permit negotiations to be conducted.

Erect a stable and tack room.
29 Newton Hall Gardens, Ashingdon.
Mr. T. Weeks, 29 Newton Hall Gardens, Ashingdon.

NOTE: This application has been deferred twice by the Members in order that clarification could be made of the siting of the stables and land ownership.

The plans as now revised show the proposed stables to be erected on land at the rear of 29 Newton Hall Gardens, which the applicant owns. However, objections have been received from several adjoining occupiers regarding the close proximity of the building to their dwellings.


The revised plan indicates that in addition to the 0.25 hectare of land the subject of the application, the applicant has some form of agreement from an adjoining owner to use a further 6 hectares of adjoining grazing land. Unfortunately the applicant has to date, been unable to produce written evidence that he has a Legal Agreement to use the land. This is important because the only access to the stables would be via this grazing land and it would be difficult for the local planning authority to impose conditions or conclude a Legal Agreement under Section 52 without a legal interest in the land being proved by the applicant.

If such evidence is forthcoming, then there would appear to be no reason why the proposed stables could not be sited on the grazing land, well clear of other residents, since the land could in the light of the adopted policy support 12 horses.

This solution would be satisfactory in that the 0.25 hectare of land could be included in the total site, being subject to conditions and a Legal Agreement. Alternatively the grazing land could be treated separately, including the stables and a separate planning application could be submitted to include the 0.25 hectare of land within the curtilage of his dwelling, No.29 Newton Hall Gardens, any approval being the subject of conditions as imposed on recent adjoining and similar applications approved by the Committee.

The British Horse Society does not object to the proposal in principle. I therefore recommend that this application be deferred for at least one month to allow further negotiations to be carried out with the applicant on the lines suggested above.

Erect 3 loose boxes.
Honeypots Farm, Gusted Hall Lane, Hawkwell, Hockley.
Miss J. Short, Honeypots Farm, Gusted Hall Lane,
Hawkwell, Hockley.



D.T.P. - Grant permission subject to:-

1. The maximum number of horses accommodated on the site shall be limited to 3.
2. The stables hereby permitted shall be used to accommodate horses owned by the applicant Miss J. Short and her immediate family only. The stables and application site shall at no time be used as a livery stables or riding school.
3. Notwithstanding the details shown on the submitted plans, details of the stables/loose boxes, and the siting thereof shall be submitted to and approved by the local planning authority before the building is constructed.
4. A suitable horse containment barrier fence shall be erected within the site boundaries, details of which shall be submitted to and approved by the local planning authority before the stables/loose boxes are first used.

NOTE: The site covers an area of between 2½ and 3 acres (about 1¼ hectares). A bungalow exists on the site, in which the applicant resides, together with various buildings used in connection with the smallholding. The land is sufficient to accommodate in the light of the adopted policy only 3 horses. The applicant has confirmed that she only requires stables for her 3 horses, the remaining 3 stables being required to house goats. Following discussion with the applicant, the application has been amended in respect of planning permission for the erection of 3 loose boxes only, the housing for the goats being treated as a separate future application, if planning permission is required.

The present revised application is therefore acceptable. The British Horse Society have no adverse comment. The Nature Conservancy Council are concerned about the number of horses originally proposed and the possibility of a livery stable and horse riding in nearby Edwards Hall Country Park and Hockley Woods.

However, the personal planning permission suggested, together with other conditions and a Legal Agreement under Section 52 are sufficient in my view, to enable the local planning authority to control the use of the land.

It is therefore recommended that outline planning permission be granted subject to the suggested conditions and the satisfactory conclusion of a Legal Agreement under Section 52.

28. ROC/657/80

ASHINGDON

Erect block of three stables.
Harrogate Farm, Hockley.
Mr. W. Nice, c/o Bysouth Developments, Woodlands
Close, Hockley.

✓
15

D.T.P. - Grant permission subject to:-

1. The maximum number of horses accommodated on the site at any one time shall be limited to 3 without the prior consent of the local planning authority in writing.
2. The stables hereby permitted shall be used to accommodate horses owned by the applicant, Mr. W. Nice and his immediate family only. The stables and application site shall at no time be used as a livery stables or riding school.
3. The stables shall be erected in the position indicated on the submitted plan and in no other position without the prior consent in writing of the local planning authority.
4. Notwithstanding the details shown on the submitted plan, the external walls of the stables hereby permitted shall be solid from floor to roof, details of which shall be submitted to and approved by the local planning authority before the development is commenced.
5. A suitable horse containment barrier fence shall be erected within the site boundaries, details of which shall be submitted to and approved by the local planning authority before the stables are first used.

NOTE: This site, upon which no dwelling exists, covers about 2 hectares (5 acres) which in the light of the adopted policy will satisfactorily support 4 horses. This site is therefore quite adequate for 3 horses as required.

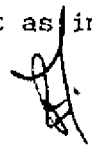
The British Horse Society is concerned only regarding the design of the proposed stables, which on the submitted plans indicate a large proportion of the upper half of the building to be open to the weather. A suitable condition will ensure a more satisfactory design.

The Nature Conservancy Council does not object if restrictions are imposed regarding the use of the land for riders other than the applicant, which could encourage horse riding through Beckney Wood. Suitable conditions and a Legal Agreement are suggested to satisfy this criticism.

The Parish Council of Ashington is concerned for more or less the same reasons as the Nature Conservancy Council. The Director of Health and Housing has no objection.

The site abuts residential development to the south but the grazing and exercising of three horses should not be detrimental to the residents. The stables are sited well away from the residential area and suitable conditions are suggested to protect residents boundary fences, flowers, etc.

It is recommended that the suggested conditions, together with reference to gymkhana events, etc. are supported by a Legal Agreement as in previous items.



To retain existing stable building and use land for the stabling of horses.
Land in London Road, (opposite Lower Barn Farm), Rayleigh.
Mr. T.A. Raper, 30 Pearsons Avenue, Rayleigh.

D.T.P. - Grant permission subject to:-

1. The maximum number of horses accommodated on the site at any one time shall be limited to 2.
2. The stables hereby permitted shall be used to accommodate horses owned by the applicant, Mr. T.A. Raper and his immediate family only. The stables and application site shall at no time be used as a livery/stables or riding school.
3. The existing vehicular access onto London Road shall be altered in accordance with the details shown on the submitted application plan, including turning facilities within the site, all of which shall be constructed to the satisfaction of the Highways Surveyor within six months of the date of this permission.
4. A suitable horse containment barrier shall be erected and maintained within the site, details of which shall be submitted to and approved by the local planning authority within three months of the date of this permission.

NOTE: Members will recall that this application was deferred by the Committee on 4th March, 1980 in order that the overall scheme for this site and adjoining land could be investigated.

As a direct result of the ensuing investigation, wheels were put in motion which has resulted in the policy on stables being adopted by the Development Services Committee.

Since the application was discussed last March, the occupier of one of the adjoining (and at present time-expired and unauthorised) strips of land containing stables has given an indication that the use will be shortly discontinued without application for further temporary planning permission being submitted. The third piece of land, close to Little Wheatleys Chase is the subject of a separate investigation since the structures thereon are authorised by the four year rule which prevents action being taken by the Council unless compensation is paid. The only remaining question is the possible unauthorised use of the vehicular crossing which was temporary, and constructed to serve the construction works of the nearby school only, to be closed off after construction was completed.

If action is considered to be appropriate in this case after my investigations are concluded, I will report further to the Committee.



In the meantime, the only application outstanding or indeed submitted is the present one, seeking permission to retain the existing stables erected in 1977 under temporary planning permission for two years. An application was submitted in 1979 for further temporary planning permission, but this was withdrawn in favour of the present application.

The site fronts London Road and has an area of 0.50 hectares. Under the adopted policy this land will support 1 horse.

The County Surveyor does not object to the retention of the stables on condition that the access is improved and a turning area within the site is provided. Revised drawings submitted in this respect are satisfactory.

The Director of Health and Housing has no comment to make.

The British Horse Society does not object in principle, although they realise the land is small, on condition that the horses are well-cared for.

I am satisfied that after many consultations between my officers and applicant that the 2 horses kept on the field are exceptionally well cared for. The applicant also states that the younger horse will be going to a new home within a year as soon as it is broken in. Although the applicant controls the application site under an annual agreement with the owner, he also rents adjoining land covering 0.25 hectare.

The land has been provided with suitable horse containment barriers, and the applicant is prepared to accept personal conditions, alteration to the access, retention of barriers and a Legal Agreement if it is considered necessary or appropriate.

I do not feel that this development would be detrimental to the landscape (the stables are well-screened by hedgerows) or highways safety (in view of the number of horses) and therefore recommend planning permission to be granted personal to the applicant and his family.


30. ROC/871/80

ASHINGDON

Erect Stables and tack-room.
Land in New Park Road (Plots 692,693,694), Hockley.
Mr. I. Godfrey, 65 Branksome Avenue, Hockley.

D.T.P. - Refuse permission for the following reason:-

In the opinion of the local planning authority the site is of insufficient size to satisfactorily accommodate 2 horses and stables and the restricted area of the site would result in its over use to the detriment of the visual amenities of the site itself and the surrounding setting and create pressures for activities outside the site and visitors to the site involving unacceptable damage to the public highway and adjoining land and nuisance to neighbouring properties.



NOTE: The site is vacant land covering only 0.12 hectares (0.3 acres) which is insufficient to satisfactorily accommodate 2 horses. The Ashington Parish Council objects on traffic grounds, but the British Horse Society do not object if suitable fencing, hay/straw store and proper drainage is provided. In view of the very restricted area of the site, close to residential properties, some nuisance could be caused by horse riding off the site in New Park Road, although the Director of Health and Housing does not object to the proposal submitted.

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DELEGATED PLANNING DECISIONS

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

APPROVALS

ROC/511/78/1	Amended siting of screen fence on land adj. 15a Lascelles Gardens, Ashington - Mr. G. Waymo and Mrs. C. Waymont.
ROC/544/80	Add a front porch and canopy at 29 Leslie Road, Rayleigh - Mr. H.J. Munro.
ROC/911/80	Add study extension at 13 Leonard Drive, Rayleigh - Mr. B.D. Hunt.
ROC/924/80	Construct vehicular access into field for agricultural purposes in London Road, opposite the Carpenters Arms, Rawreth - Mr. K. Ley.
ROC/980/80	Add garage and extension to kitchen at 317 High Street, Great Wakering - Mr. W.J. Beale.
A/ROC/34/80	Add an illuminated fascia sign at 170 High Street, Rayleigh - Marshall Emmens Associates Ltd.
ROC/854/80	Erect garage and front porch at 2 Pylon Cottage Lambourne Hall Road, Canewdon - Mr. W.R. Black.
ROC/890/80	Add kitchen and garage extension at 176 Conway Avenue, Great Wakering - Mr. F.P. Bird.
ROC/846/80	Add a carport at 46 Plumberow Avenue, Hockley - Mr. R.L. Eeles.
ROC/847/80	Add lounge and kitchen extension at "The Coup" Wellington Avenue, Hullbridge - Mr. Leonard.
ROC/920/80	Erect double garage at 20 Grove Road, Rayleigh - Mr. K.J. Knell.
ROC/928/80	Erect conservatory, greenhouse, balconies and store at St. Nicholas, Bullwood Hall Lane, Hockley - Mr. W. Horvers.
ROC/964/80	Erect rear extension at 34 Louis Drive East, Rayleigh - Mr. L.J. Edmonds.
ROC/988/80	Add bedroom and shower room to first floor at 3 Ruffles Close, Rayleigh - Mr. D.R. Frake.
ROC/995/80	Add a garage at 305 Rectory Road, Hawkwell - Mr. S. Went.
ROC/880/80	Add extension to form kitchen and porch at 239 High Street, Great Wakering - Mr. J. Lyon.

ROC/932/80

Add a garage at 20 Stanley Road, Ashington - Mr. C. Blundell.

ROC/664/80

Add rear extension with bedroom over at 88 High Road, Rayleigh - Miss A.A. Pumfleet.

ROC/897/80

Add playroom extension at 51 Mornington Avenue, Rochford - Mr. Short.

ROC/986/80

Add two storey front extension to form hall, porch, lounge with bedroom and study over at 24 Woodlands Road, Hockley - Mr. P. Williams.

ROC/989/80

Add a two storey side extension at 2 Mill Cottages, Chelmsford Road, Battlesbridge - Mr. M. Hughes.

ROC/1006/80

Erect a front porch at 11 Wellington Road, Rayleigh - Mr. A.J. Clark.

ROC/1020/80

Erect a conservatory at 8 Hilltop Close, Rayleigh Mr. E. West.

ROC/1022/80

Add bathroom and conservatory extension at 73 High Street, Great Wakering - Mrs. D. Morris.

REFUSALS

ROC/937/80

Site residential caravan at High Acres, Central Avenue, Hullbridge - Mrs. P.A. Smith.

Reasons: 1) Extended Green Belt (residential)

ROC/673/80

Outline application for residential development at Glencroft Nurseries, White Hart Lane, Hawkwell - Robert Leonard Nominees Ltd.

Reasons: 1) Extended Green Belt (residential)

2) Premature in advance of Structure Plan.

3) Loss of trees subject of Tree Preservation Order.



ROCHFORD DISTRICT COUNCIL

Minutes of the Land Sub-Committee

At a Meeting held on 18th December 1980. Present: Councillors F.B.G. Jopson (Chairman), N.R. Blyther, Mrs L.M.A. Campbell-Daley, Mrs P. Cooke, A.J. Harvey and R.H. Holman.

Visiting: Councillors R.D. Foster and T.J. Warner.

Apologies: Councillors C.B. Alger, L.K. Cope, D.R. Helson, Mrs T.M. Madden and Mrs J.M. Murison.

MINUTES

865. Resolved that the Minutes of the meeting of 25th September 1980 be approved as a correct record and signed by the Chairman.

MONITORING OF PERFORMANCE - MEETINGS OF 27th MARCH, 12th JUNE AND 25th SEPTEMBER 1980.

866. The Sub-Committee were satisfied that all necessary action had been taken. Minutes 676 and 681 were carried forward. (21210)

ABANDONED DOMESTIC REFUSE TIP, HAMERO HILL, RAYLEIGH
LAND ADJACENT TO ST. JOHN FISHER PLAYING FIELD, RAYLEIGH

867. The Sub-Committee were invited to consider the possible uses to which the above Council owned sites might be put but felt that as the Council's capital resources were fully committed for the foreseeable future, it would be premature at this time to reach any conclusions on the matter.

The Sub-Committee also heard the written observations of one of the Ward Councillors as regards the Hambro Hill site.

Whilst ground conditions of the land adjoining the St. John Fisher Playing Field would not lend the site to short term use other than for agricultural purposes, there was the possibility of a temporary use of the Hambro Hill land and the Sub-Committee asked the Officers to investigate and report further on the feasibility and costs of its use as a horse-riding or bicycle moto-cross centre.

RECOMMENDED (1) That the long term use of the above sites be left in abeyance.

(2) That a report be made by the Officers as requested above. (23241 & 6490) (DTS)

PLOT No. 2731, THE GRANGE ESTATE, RAYLEIGH: USE FOR ALLOTMENT

868. The Director of Administration reported a request from Mr S. Skinner, 7 Lansdowne Drive, Rayleigh, for permission to cultivate the land immediately at the rear of his garden for allotment purposes.

Land Sub-Committee

The land referred to was Plot No. 2731 on the Grange Estate, purchased under the provisions of the Town and Country Planning Act 1971, measuring approximately 25 feet x 60 feet.

The Council's land at the Grange was held under various Acts, and the intention was to acquire the remainder by means of a Compulsory Purchase Order. Nevertheless, it was likely to be some years before the Council's land-holding was complete and plans finalised for its utilisation.

The Director pointed out that there were 68 applicants from the Rayleigh area seeking allotments and Members were requested to give an indication as to whether temporary allotment use of the Council's landholding at the Grange was a desirable policy.

RECOMMENDED (1) That subject to the legal position being satisfactory, Mr S. Skirmer be granted an annual licence on Plot 2731 on the Grange Estate for a fee pro rata to the rental charged for the Council's allotments, for use as an allotment garden only, and subject to such conditions as the Head of Legal Services considers appropriate.

- P. (2) That Officers investigate as to whether it would be legally possible for Council land held at the Grange to be used as temporary allotments. (6022) (HLS & T)

LAND WITHIN THE DISTRICT OWNED BY THE SOUTHEAST BOROUGH COUNCIL (Minute 684/80)

869. The Chief Executive and Director of Finance reported on the progress of his Officer level discussions with the Southend Borough Council regarding the land owned by that Authority at Barling, Great Wakering and Rochford. As the District Council's capital resources were fully committed the Sub-Committee accepted that the acquisition of the sites could not be considered for some time but felt that discussions should continue as to the possibility of a joint project with the Borough Council for a golf course on the Rochford land.

RECOMMENDED That the Chief Executive and Director of Finance be authorised to pursue discussions accordingly. (841) (CE)

COUNCIL OWNED LAND (Minute 682/80)

870. Further consideration was given to the maps showing undeveloped land in the Council's ownership within the District, together with schedules giving a brief description of each of the sites.

The Head of Legal Services reported that work on up-dating and completing the Council's landholdings was still in progress and it was the intention to supply Members with a new Terrier of Land and up-to-date maps early in the New Year. (2061) (HLS & DTP)

Land Sub-Committee

SALE OF LAND AT CASTLE ROAD, RAYLEIGH (Minute 674/80)

871. The Director of Administration reported that all relevant information concerning this site had been supplied to Savills to enable the preparation of the particulars of sale. It was proposed to advertise the sale in appropriate publications during the coming week or so and tenders would be returnable by 16th February 1981. (2065A)

Chairman _____ Date _____

ROCHFORD DISTRICT COUNCIL

Minutes of the Policy and Resources Committee

At a Meeting held on 30th December 1980. Present: Councillors A.J. Harvey (Chairman), E.H. Adcock, M.N. Anderson, S.W. Barnard, R.H. Boyd, W.H. Budge, L.K. Cope, B.A. Crick, R.D. Foster, J.A. Gibson, R.H. Holman, Mrs. J.M. Jones, F.B.G. Jopson, Miss B.G.J. Lovett, J.E. Nokes, J.A. Sheaf, A.L. Tate, B. Taylor, T.J. Warner and D.C. Wood.

Apologies: Councillors Mrs. M. Garlick, Mrs. E.M. Heath and E.V. Maton.

MINUTES

872. Resolved that the Minutes of the Meeting held on 11th November 1980 be approved as a correct record and signed by the Chairman.

MONITORING OF PERFORMANCE

(A) POLICY AND RESOURCES COMMITTEE - MEETINGS OF 17TH JUNE AND 30TH SEPTEMBER

(B) COUNCIL - MEETINGS OF 24TH JUNE AND 2ND OCTOBER

873. The Committee were satisfied that all necessary action had been taken on these Minutes. Minutes 699 and 700 were carried forward. The Chief Executive and Director of Finance undertook to advise Councillor Crick of the position under Minute 690. (21210) (CE)

MINUTES OF COMMITTEES

874. The Committee received the Minutes of the following Committees

<u>Committee</u>	<u>Date</u>	<u>Minute Nos.</u>
Housing Services	25/11/80	799 - 804
Development Services	25/11/80	805 - 814
Recreation & Amenities	2/12/80	815 - 826
Health & Highways	4/12/80	827 - 849

London Road, Rayleigh - Little Wheatley Chase to Carpenters Arms
(Minute 841/80)

RECOMMENDED That in addition the Officers report to the next Meeting of the Health and Highways Committee on the costs involved if this Council was to undertake the improvements to the street lighting.
(45) (DTS)

<u>Committee</u>	<u>Date</u>	<u>Minute Nos.</u>
Development Services	16/12/80	858 - 864

MINUTES OF SUB-COMMITTEES

875. RECOMMENDED That the Minutes of the Meetings of the Sub-Committees indicated below be adopted subject to the Performance Review Sub-Committee considering whether any more convenient dates might be selected for Teach Ins and whether the Sessions could be repeated:-

Policy & Resources Committee

<u>Sub-Committee</u>	<u>Date</u>	<u>Minute Nos.</u>
Performance Review	11/12/80	850 - 857
Land	18/12/80	865 - 871

(CE)

STATUTORY CHARGES FOR COUNCIL SERVICES

876. The Committee noted that the Local Government Planning and Land Act 1980 would remove from Ministers the statutory power to prescribe fees or rates of interest in respect of a number of services provided by Local Authorities. In future it would be necessary for each Council to resolve the fees to be charged and in order to cover the period between the new provision being brought into operation and consideration by each Committee, it was

RECOMMENDED That, pending any review by individual Committees, the Council do continue to charge the same fees and rates of interest as are charged under legislation in force immediately prior to the above Act coming into operation. (708) (T)

SUBSCRIPTIONS 1981/82 (Minute 694/79)

877. The Treasurer reported that in the current financial year the cost of the Council's subscriptions to outside bodies was estimated at £3,500 and that after allowing for inflation this figure was expected to rise to £4,100 in 1981/82. It was pointed out that pursuant to Minutes 767 and 784 no provision was being made to continue membership next year of the Freight Transport Association or the Federation of Industrial Development Associations.

Whilst accepting that budget provision would need to be made at this stage the Committee were of the view that the Council's continued membership of each of the remaining bodies should be reviewed on a value for money basis and asked that the officers report accordingly to the next meeting of the Finance and Personnel Committee.

RECOMMENDED (1) That pursuant to Minutes 767 and 784/80, membership of the Freight Transports Association and Federation of Industrial Development Associations be discontinued.

(2) That provision of £4,000 be made in the 1981/82 draft revenue estimates for subscriptions to outside bodies.

(3) That the officers report to the next meeting of the Finance and Personnel Committee on the value to the Council of continuing to subscribe to these outside bodies. (216) (T)

CLEMENTS HALL PHASE III - NOMINATED SUB-CONTRACTORS

878. In accordance with Financial Standing Order 4.9 the Director of Technical Services reported on the nominated sub-contractors who had been engaged as a matter of urgency for the execution of works and the supply of goods and materials to meet the programme of the main contractor for this scheme. (6771)

GRANTS TO VOLUNTARY BODIES 1981/82 (Minute 700/79)

879. The Treasurer submitted a schedule of applications from outside bodies for grant aid from the Council in 1981/82 including provision for organisations who normally received a grant but had yet to apply for next year. Members

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noted that for the purposes of the 1981/82 revenue budget it was necessary at this time to include a figure for grants and it was proposed that for 1981/82 the estimate provision for the current year should be increased by 6% to £8,280. Members were not satisfied however that the correct priorities were being applied in the amounts distributed to individual organisations receiving financial help from the Council and felt that this matter should be examined by the Finance and Personnel Committee at their next Meeting.

RECOMMENDED (1) That provision of £8,280 be made in 1981/82 draft revenue estimates for grants to outside bodies.

(2) That the Finance and Personnel Committee at their next Meeting be asked to review the allocation of funds between the organisations receiving grant aid from the Council and to recommend the individual grants to be made in 1981/82. (211) (T)

GRANT REQUESTS

880. PAGLESHAM VILLAGE TRUST

RECOMMENDED That the grant request from the Trust for assistance with the provision of an adventure playground be referred to the Finance and Personnel Committee for consideration as further information is to be supplied. (211) (T)

881. CROSSROADS CARE ATTENDANCE SCHEME TRUST (Minute 755/78)

The Treasurer reported on a request for financial assistance from this registered charity which existed to assist relatives etc., caring for physically handicapped persons at home, by providing paid trained relief to take over their responsibilities in times of crisis or merely to provide the occasional day or night off for the relatives.

Details of the service provided by the Trust were last reported in 1978 when Southend was the only local branch operating the scheme. The Trust now planned to extend its activities to Castle Point during 1980/81 which would leave Rochford as the only area within the Southend Health District not operating the scheme. The Trust would like to form a new branch for Rochford which it estimated would cost a minimum of £7,000 per annum.

No help could be expected from the Essex Area Health Authority or the Essex County Council, and for a scheme to become operational in Rochford the full cost of £7,000 would need to be met by this Council, with a similar commitment for future years although once established the Trust hoped to raise approximately 25% of its running costs. Members spoke highly of the aims and activities of the Trust and of the desirability of establishing facilities in Rochford. They appreciated however that in view of the Government's latest statement on the restriction of Local Government expenditure, the Council should approach with caution the financing of this type of project. It was thought however that it would be very useful to arrange for the organisation to meet the Council to explain its work with particular reference to the needs of Rochford District.

RECOMMENDED That a Panel of Members comprising the Chairmen of the Health and Highways, Housing and Policy and Resources Committees and Councillor R.H. Boyd be appointed to meet representatives of the Trust and to report thereon. (211) (T)

INTERNATIONAL YEAR OF DISABLED PEOPLE 1981

882. CHAIRMAN'S SPONSORSHIP

The Chief Executive and Director of Finance reported that 1981 had been chosen by the United Nations as the International Year of Disabled People and that a Committee had been established in Essex which was planning a variety of events during the year.

The matter had been discussed with the Vice-Chairman of the Council, Councillor R.H. Holman who had indicated that he was prepared to sponsor this particular appeal during his year of office.

An approach had also been made by the Essex Chamber Orchestra to hold a concert in the District in 1981 and it had been suggested that the proceeds should be in aid of the International Year of Disabled People. In consultation with Councillor Holman provisional arrangements had been made for this concert to be held at the Mill Hall, Rayleigh on Sunday, 6th September 1981. The Orchestra had however asked for assistance in arranging the concert and for a guarantee against financial loss of up to £200.

RECOMMENDED That the Council guarantee the Essex Chamber Orchestra against financial loss, in respect of their concert in support of the International Year of Disabled People 1981, up to a maximum of £200. (211) (CE & T)

COUNCIL'S PARTICIPATION

883. Further to the previous Minute it was reported that the Association of District Councils were represented on the Official Steering Group, responsible for co-ordinating the United Kingdom response to the Year. The Group had published a guide for Local Authorities to distribute in the knowledge that in the current economic circumstances, extra resources would not be available.

The aims of the Year were:-

- i) Increasing awareness of the needs, abilities and aspirations of disabled people.
- ii) The participation, equality and integration of disabled people.
- iii) The prevention of disability.
- iv) More positive attitudes towards disabled people.

It was anticipated that a number of activities would be promoted by various organisations during the year and that the Council might be called upon to promote and encourage such activities, perhaps by the provision of facilities, sites etc. Any such suggestions would be submitted to the appropriate Committees for consideration.

RECOMMENDED That the Council agrees in principle to support the International Year of Disabled People 1981. (211) (CE)

COMPUTER FACILITIES (Minute 792/80)

884. The Committee consented to the withdrawal of this item from the agenda and noted that a report on the matter would be made to the Council on 6th January, 1981. (4677) (CE)

APPOINTMENT OF PRINCIPAL ASSISTANT (HOUSING) - POST H.12 (Minute 707/80)

885. The Committee received a report that the Appointments Panel at a Meeting on 3rd November had appointed Mr. D.L.R. Ellis of the Basildon District Council to this post. (708) (PF)

HOCKLEY COMMUNITY CENTRE (Minute 689/80)

886. The Chief Executive and Director of Finance reported that consideration had now been given to the financing of this project in order to keep within the new capital controls being introduced in 1981/82.

In addition the Committee were advised that Hockley Parish Council had requested loan sanction and loan facilities in order to finance their £100,000 grant to the project and that to meet this request Rochford must surrender the whole of its L.D.S. allocation for the current year. It is essential that all payments on the project were made in the current financial year, and with this objective in mind a Meeting was held on 16th December 1980 with representatives of Hockley Community Association and Hockley Parish Council.

At that Meeting the proposals outlined below were put forward in the event of the project not being completed before 31st March 1981. Subject to ratification by all parties it was agreed that:-

- "1. Rochford District Council will advance to the Community Association on the 31st March 1981 such sum, if any, remaining unspect of the outstanding grant of £100,000 and loan of £50,000 discounted by the estimated Loans Pool rate for the remaining term of the project.
2. The Rochford District Council will advance on behalf of Hockley Parish Council on the 31st March 1981 any proportion remaining unspent of the Hockley Parish Council grant of £100,000 discounted by the estimated Loans Pool rate for the remaining term of the project.
3. The Community Association will lend to Rochford District Council any sums on the 31st March 1981 for the remaining term of the project accruing interest at the estimated Loans Pool rate.
4. The loan from the Community Association will be repaid in instalments of actual costs of the project as certified by the Director of Technical Services.

The object of discounting the advances is twofold. Firstly to ensure that when the Community Association invests the money with Rochford the Loans Pool pays the proper amount of interest for the money. Secondly to ensure that at the termination of the project the Community Association had received in total no more than the £250,000 from both Rochford and Hockley."

The Chief Executive and Director of Finance referred to the difficulties which had arisen in discussions with the Parish Council in reaching agreement over the terms for the transfer of land to the Community Association for the community centre and associated car park. The proposal, based on the District Council's practice with other such premises and on the deliberations of the Hockley Community Centre Working Party over many months, was to allow the Association possession of the land they required for a very nominal sum. They were to be given the freehold of the land occupied by the building together with

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a narrow adjoining strip and a 28 year lease of the car park. The District Council were insisting on a right of pre-emption so that should for any reason the Association not wish to continue in occupation at some future time, the District Council could take possession to ensure the building remained in community use. The Parish Council were unhappy about the freehold transfer not including the car park and found the District Council's pre-emption clause wholly unacceptable as it took no account of the Parish's financial involvement. The Parish Council had indicated that it was not prepared to finalise its commitment to the project until these differences had been settled.

Members were distressed to learn after months of negotiation and all the efforts the District Council had made in a race against time to provide Hockley with a community centre while the opportunity still presented itself, the Parish Council could raise these fundamental issues at this late stage. The arrangements for the land transfer were no less favourable than for other community facilities provided on District Council land and the right of pre-emption protected the interests of all ratepayers District and Parish alike. In view of the advanced stage which the project had reached with the contractor actually on site, the Committee believed that the only course now open to the Council was to transfer the scheme materials, contracts, etc., to the Rayleigh Community Centre site if by the time of the Council Meeting on 6th January the Parish Council had not confirmed its acceptance of the terms for the land transaction and its commitment to make a loan of £100,000.

RECOMMENDED (1) That work on site be terminated and arrangements made with the contractor to transfer materials to the Rayleigh site in order that the community centre planned for that district can be accelerated.

600 Minute 4/81

(2) That in the event of the Parish Council deciding prior to the Council Meeting on 6th January to proceed with the Hockley project, the financing transactions referred to above be approved and a loan made to the Hockley Parish Council repayable over 30 years from the termination of the project with interest at $\frac{1}{2}\%$ above the Loans Pool rate. (4267) (CE)

FORWARD CAPITAL PROGRAMME - OTHER SERVICES BLOCK

887. The Committee considered the appended report of the Treasurer

RECOMMENDED That the recommendations contained in the Treasurer's report be approved. (708) (T)

MAKING THE RATE 1981/82

888. In accordance with Financial Regulation 5.2 the Committee were asked to indicate a target figure within which the Management Team could endeavour to present a suggested rate for Committee approval before submission to the Council for the year 1981/82.

RECOMMENDED That a rate increase of 6% over the District Council rate in the current financial year be set as the target figure. (759) (MT)

AMENDMENTS TO STANDING ORDERS, FINANCIAL STANDING ORDERS AND FINANCIAL REGULATIONS

889. The Chief Executive and Director of Finance reported that in order to give effect to the establishment of the new Directorates as envisaged by Minute 707/80 it was necessary to approve the following amendments to Standing Orders and Financial Regulations together with appropriate amendments to the delegation to Chief Officers.

10/11/80

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RECOMMENDED (1) That wherever within Standing Orders, Financial Standing Orders and Financial Regulations the words Director of Administration and the words Head of Legal Services appear the duties and responsibilities and delegated authority shall merge and shall be amended to read Director of Legal Services.

(2) That wherever in Standing Orders, Financial Standing Orders and Financial Regulations the words Director of Finance and the words Treasurer appear they shall merge and be amended to read Director of Finance with the exception of the references to the control of the audit function shown on page 45 and contained in paragraphs 3.1, 3.2 and 3.3 in which case the words Chief Executive and Director of Finance shall be amended to read Chief Executive.

(3) That where authority has been delegated to the Director of Administration and Head of Legal Services this authority shall now be amended to read Director of Legal Services.

(4) That where authority has been delegated to the Treasurer this authority shall now be amended to read Director of Finance save where they relate to Audit. (4500) (CE)

PANELS AND WORKING PARTIES

890. The Committee considered the following appended reports of Meetings of Panels and a Working Party:-

	<u>Date of Meeting</u>
Staff Appraisal Appeals Panel	6/11/80
Audit and Work Study Panel	20/11/80
Rayleigh Community Centre Working Party	24/11/80

RECOMMENDED (1) That the above reports be approved

(2) That as regards the report of the Rayleigh Community Centre Working Party the following recommendations be adopted:-

(i) That the Rayleigh Community Centre project be financed from the Housing Capital Accounts and by a proportionate contribution from the General Rate Fund at a total project cost of around £250,000.

(ii) That the Louis Drive Residents Association be advised that the Council will be undertaking the Rayleigh Community Centre project as a municipal scheme and that no financial contribution is expected from them.

(iii) That the Recreation and Amenities Committee be asked to determine the priority for the provision of new/replacement changing room facilities as regards the Council's Capital Programme.

HIGHWAY MAINTENANCE 1980/81

891. The Director of Technical Services reminded Members that for the current financial year the County had reduced its contribution towards the street cleansing budget from £19,110 to £7,410 with the following down grading of sweeping standards:-

Policy & Resources Committee

Frequency per year
1979/80 1980/81

Carriageway

Urban - Principal	7	4
Other Classified	7	3
Unclassified	7	1
Special Areas	13	12

Footways

Urban - Principal	3	1
Other Classified	3	1
Unclassified	2	1
Special Areas	13	12

There were also reductions in the rural areas.

In view of the District Council's decision to retain the present claimed highways functions and to press for the extension of agency arrangements, officer-level discussions had taken place with the County on the basis that the District Council might itself provide a sweeping service under public health legislation to all highways. The cleansing programmes would be to the Council's actual requirements with a financial contribution being made by the County but Rochford would be wholly responsible for the service. The Committee supported the view of the Director that these revised arrangements should be implemented as from 1st January, 1981 and that the 1979/80 cleansing programme as shown above should be reinstated accordingly. The additional cost in 1980/81 would amount to £3,000 which could be met by a virement from the allocation for Section 16 sewerage schemes.

RECOMMENDED (1) That as from 1st January, 1981 the 1979/80 street cleansing service be reinstated.

(2) That a virement of £3,000 be made from the allocation for Section 16 sewerage schemes to the street cleansing budget in this regard.
(45) (DTS & T)

HACKNEY CARRIAGE FARES (Minute 844/80)

892. Further to the above Minute the proposals for increases in the authorised fares as regards unsocial hours and the number of passengers carried were duly advertised in the 'Evening Echo' on 9th December last and an objection was received on the grounds that the increases would run counter to the campaign against drinking and driving.

Members were mindful that there had not been an increase in the authorised fares since August 1979 and that the variations proposed were extremely modest compared with the rise in the cost of living since that time. The Committee concluded therefore that it would be unreasonable to withhold the increases and pursuant to the provisions of the Local Government (Miscellaneous Provisions) Act 1976 agreed to recommend that the revised fares as approved by the Health and Highways Committee should be implemented with effect from 7th January 1981.

RECOMMENDED That the revised table of fares as approved by the Health and Highways Committee be brought into operation on 7th January 1981. (897)

EXCLUSION OF THE PUBLIC

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

CHAIRMAN'S PANEL

894. The Committee learned of the confidential deliberations of the Meetings of the Chairman's Panel held on 19th and 27th November 1980.

RECOMMENDED That the following recommendations of the Chairman's Panel be adopted:-

- (a) That an office adaptation fund be set up to finance the alterations to Acacia House and 17 and 19 South Street in connection with the centralisation of the Council's offices. (CE, T & DTS)
- (b) That a further report be made by the officers on the cost of the above improvements and their implementation. (DTS)
- (c) That representations be made to the Secretary of State for expenditure on energy saving schemes to be dealt with independently of the local authority capital allocation limits. (CE)
- (d) That the Chief Executive be authorised to seek suitable single room office tenants for Barringtons, and the officers be asked to report on the costs of adapting for meeting room use that part of the first floor to be retained by the Council. (CE & DTS)
- (e) That a report be made to the Housing Services Committee on the policy options as regards the provision of accommodation for homeless families. (DHH)
- (f) That the officers continue negotiations with the developer with a view to securing a second access to the Clements Hall Sports Complex. (DTS & HLS)
- (g) That the Management Team concludes the agreement with the Health Authority to obtain access to the Council's land to the rear of the South Street administrative offices as quickly as possible and submit proposals to the appropriate committee regarding the development of the land for municipal housing and amenity provision. (CE)

ROCHFORD COMMUNITY CENTRE PANEL (Minute 724/80)

895. The Panel reported confidentially on the progress of negotiations with British Rail and the District Valuer for the Council to take a lease of the former Goods Shed at Rochford Station for conversion to use as a community centre for the Rochford and Hawkwell parts of the District. Discussions were to be held with these Parish Councils to determine their involvement, if any, but the Panel envisaged that the scheme of adaptation and the subsequent operation of the premises would be undertaken as a municipal project. For procedural reasons BR were unable to grant a long lease within the timescale required by the Council if work on the building was to start prior to the introduction of the controls on capital expenditure in 1981/82. It was therefore proposed that the Council should enter into a 3 year tenancy agreement with BR of the building so that the structural reinstatement required could be put in hand in the New Year. This was estimated to

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cost £50,000 and could be met from the provision in the Capital Programme for a community centre for Rochford.

The tenancy agreement included an undertaking from British Rail to grant a 21 year Lease of the building and adjoining land by 31st March 1981. Rent reviews during this term would exclude the improvements the Council had made to the building but for subsequent years the rent would be for the full market value at the time of review. One additional feature of the lease which the Committee welcomed was a condition imposed by BR reserving the right to utilise the access road to the Goods Shed in order to provide transport interchange facilities for the railway station, even though these were unlikely to materialise in the next five years.

The Panel had examined the architects preliminary drawings for the conversion of the Goods Shed to community use and found the suggestion that the Goods Shed should be re-named the "Freight House" commendable. The internal dimensions of the single storey Goods Shed building were 12 metres wide and 36 metres long and the roof height was such that accommodation could be provided on two floors. The proposals envisaged the retention of the Victorian appearance of the exterior but incorporated a new architectural feature on the eastern elevation in the form of a glazed area overlooking Bradley Way and the Reservoir. The feature would be designed so as to reduce the industrial impact of the building. The southern end of the building would house the Community Centre on two levels. The ground floor of the centre would connect with the main hall which occupied the middle section of the building. It would use the full height of the Goods Shed and was about the same size as the hall proposed for the Hockley Community Centre. The northern part of the Goods Shed would again be adapted to two storey use with the provision of an entrance foyer, meetings room and toilet facilities on the ground floor with additional accommodation above. This area might serve as a meetings place for the Sports Clubs in the town. The Lease would include the embankment to the east of the building, and part of the fence along the bank would be removed so that a short footpath link could be provided from the Town Centre across Bradley Way. Car parking for a total of 84 cars would be available with no external or special internal facilities being available for sporting activities as first class accommodation for sports was provided at Clements Hall.

As to conversion costs these were likely to be in the region of £250,000. The design for the conversion work was only at a preliminary stage and the Contract was unlikely to be let until after 31st March 1981. The cost of the conversion work could be met from capital receipts but the approval of the Secretary of State to proceed with the scheme in 1981/82 would be required. The Panel had also called for an early report on the revenue implications of the scheme.

RECOMMENDED (1) That subject to any conditions thought necessary by the Head of Legal Services the terms for a 21 year Lease with British Rail be accepted.

(2) That the Head of Legal Services be authorised to conclude a 3 year tenancy Agreement as a matter of urgency.

(3) That the Officers continue to pursue the acquisition of the freehold.

(4) That as a matter of policy the project be undertaken as a Rochford District Council scheme.

(5) That the Rochford Community Centre Panel conduct the discussions with the Hawkwell and Rochford Parish Councils.

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(6) That the preliminary design be approved in principle subject to all the accommodation being available for lettings.

(7) That permission be sought in accordance with Regulation 4 of the Town and Country Planning and General Regulations 1976 for the carrying out of the development of a Community Centre at the former Goods Shed and land adjoining. (206) (CE, HLS, DTS, DTP & T)

(8) That the Director of Technical Services be authorised to proceed with the structural renovation of the premises to the value of £50,000 as soon as the Agreement has been completed.

(9) That, subject to the approval of the Secretary of State for the Environment, the conversion works be financed from capital receipts.

(10) That the Officers report to the Policy and Resources Committee at an early date on the revenue implications of the scheme.

(11) That Councillor Holman be appointed a Member of this Panel.

LAND AT LOCKS HILL (Minute 699/80)

896. The Chief Executive and Director of Finance reported that negotiations and discussions had continued with the Carroll Group of Companies in connection with this development. Final details of the developers proposals, including information on tenants, etc., would be available in February 1981. It was now necessary to commence the public consultation process at an early stage and it was considered appropriate to arrange this in conjunction with other development in Rochford. The Chief Executive suggested that the Council arranged an exhibition in the Civic Centre at Rochford in order that the public could be made aware of the Council's action on:-

- (a) Development of Locks Hill
- (b) Rochford Town Centre Plan - Consultation Document
- (c) Conservation of Town Centre
- (d) The development of the Goods Shed for community purposes
- (e) The centralisation of offices at Rochford
- (f) The development of the land at the rear of the offices
- (g) Clements Hall, Phase III development
- (h) The future of the Civic Centre, South Street

The following procedure was proposed:-

- (1) Details of the Locks Hill development be considered by the Panel of Chairmen on 5th January 1981, that Panel to make appropriate recommendations to Council on 6th January 1981.
- (2) Council to indicate its approval or otherwise to the development of Locks Hill, plans and drawings to be made available in the Council Chamber.

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- (3) 7th January 1981. Exhibition to be launched at the Civic Centre, Rochford.
- (4) Week commencing 12th January. More detailed discussion to take place with interested parties, e.g. Chamber of Commerce, development companies, etc.
- (5) During February 1981 Chairman's Panel to meet the developer and further consider the final proposals for submission to the Development Services Committee re the planning aspects and Policy and Resources Committee re the financial and other implications.

RECOMMENDED That the above procedure be approved. (71103) (CE, DTP,
DTS & DHH)

STAFF MATTERS (Minute 707/80)

897. The Chief Executive and Director of Finance reported in confidence on two aspects of the Council's review of its staffing establishment which had been left in abeyance pending the Council reaching a decision on its policy with regard to the agencies and the actual implementation of the decision to centralise the offices at Rochford.

The retention of the sewerage agency and the claimed highways function and the Council's objective of achieving a full highways agency required the Engineering Division of the Technical Services Department to be strengthened in order to satisfy the AWA and County that the authority had the appropriate professional expertise to undertake these services. The Chief Executive therefore proposed that a new Post of Principal Assistant (Engineering) grade PO2 (2 - 6) should be added to the establishment of that Department. The cost of this new appointment could be met by the deletion of two vacant posts from the Department's establishment and this would in fact produce an overall annual saving of £380 at minimum and £867 at maximum of the grade with further savings arising from the reimbursement of the agency costs by the AWA and County. The duties of the new Post would combine some of the duties of each of the three senior posts deleted from the Department's establishment under Minute 707/80.

The centralisation of the Council's Offices at Rochford presented the opportunity of combining the duties of the caretakers for Barringtons and the South Street Offices under one post with effect from 1st June 1981. The caretaker at Rochford had indicated a willingness to accept redundancy at that time. The new combined post would be regraded and in view of the need for the incumbent to travel between the two buildings, an essential user car allowance would be paid. The combination of the two posts would achieve a total annual saving of about £3,850 at minimum and £4,030 at maximum of the grade, the redundancy costs to the Council being £567.

The Chief Executive added that these further staffing changes would bring to 29, the reductions in the Council's staffing levels over the past twelve months.

RECOMMENDED (1) That a new post of Principal Assistant (Engineering) PO2 (2 - 6) be created within the establishment of the Director of Technical Services with immediate effect, the requirements being for a Chartered Engineer with the appropriate management and technical experience.

1015 (2) That this new post be granted the additional allowances referred to in resolution (10) of Minute 707/80.

Policy & Resources Committee

(3) That the following vacant posts be deleted from the establishment with immediate effect:-

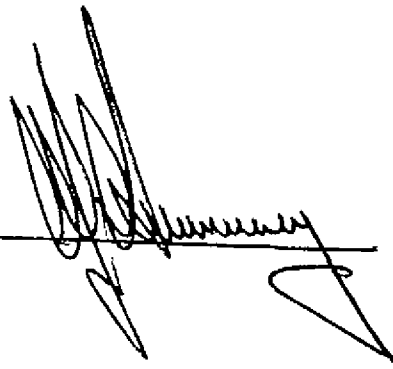
<u>Post No.</u>	<u>Title</u>	<u>Grade</u>
T.53	Clerk of Works	T4/5
T.13	Surveying Assistant	T3

(4) That Post No. AB.Roch 1, Caretaker, Rochford Offices, be declared redundant to requirements as from 1st June 1981, and that the post-holder be paid redundancy entitlement in accordance with his actual remuneration and total continuous Local Authority service.

(5) That Post No. T.52, Caretaker/Cleaner, be re-designated Offices Superintendent, grade Misc. 7, with effect from 1st June 1981.

(6) That an essential user car allowance be paid in respect of post T.52. (708) (CE, DTS & T)

Chairman



Date 17-2-81

ROCHFORD DISTRICT COUNCIL
POLICY AND RESOURCES COMMITTEE
30TH DECEMBER 1980
REPORT OF THE TREASURER

Forward Capital Programme - Other Services Block
(see minutes 823, 847 and)

The Treasurer reports that forward capital programmes have been submitted to the spending committees for consideration, and the adopted programmes are set out on the attached statement.

The programmes are analysed between contractually committed schemes, schemes that are committed in the sense that it is existing Council policy to proceed as soon as the necessary contractual arrangements can be made and other desirable schemes for which there is no specific provision.

The allocation for other services capital expenditure is due to be announced shortly before Christmas and the Treasurer will report verbally at the meeting on the ability of the Council to finance the projects.

RECOMMENDED

1. Items shown as contractually committed and policy committed be confirmed as the capital programme for 1981/82.
2. Items shown as uncommitted be confirmed as the forward programme to be commenced as soon as finance becomes available.
3. The Treasurer be instructed to approach the Secretary of State for the Environment for permission to utilise the Clements Hall Capital Fund in the event of insufficient capital allocation being made available in 1981/82.

ROCHFORD DISTRICT COUNCIL

FORWARD CAPITAL PROGRAMME

Scheme	1981/82 £	1982/83 £	Later Years £
<u>HEALTH & HIGHWAYS COMMITTEE</u>			
<u>Category 1 - Contractually Committed</u>			
Crown Hill Toilets - Refurbish	700		
The Dome, Lower Road - Flood Relief	460		
<u>Category 2 - Policy Committed</u>			
Eastwood Brook Phase I - Culvert, Daws Heath Road	63,000	3,000	
Kingsman Farm Ditch - Contribution to Scheme	10,000		
*Parking Facilities - Ashington Road	21,000		
*Parking Facilities - Golden Cross	3,000	15,000	
*See Minute 846			
<u>DEVELOPMENT SERVICES COMMITTEE</u>			
<u>Category 2 - Policy Committed</u>			
Historic Building Grants	10,000	10,000	
Conservation Grants - Rochford Area	4,000	4,000	
Conservation Grants - Other	36,000	36,000	
<u>RECREATION & AMENITIES COMMITTEE</u>			
<u>Category 1 - Contractually Committed</u>			
King Georges P.F. - Pavilion Extension	700		
Clements Hall Phase III	945,000	32,000	
<u>Category 2 - Policy Committed</u>			
Rochford Community Centre	170,000	23,000	
Rayleigh Community Centre	150,000		
<u>Category 3 - Uncommitted</u>			
Clements Hall Phase IV	20,000	330,000	110,000
Grove Road Open Space -			
Phase I - Bringing up to Playing Field Standard		20,000	5,000
Phase II - Car Parking Facilities			10,000
Gt. Wakering S.C. - Squash Courts		10,000	190,000
- Cycle Speedway		2,000	
Park S.C. - Improve Changing Facilities		18,000	2,000
- Improve Reception Facilities		13,000	2,000
Hockley Woods - Footpaths		10,000	
- Car Park		5,000	70,000
Clements Hall - Artificial Cricket Wicket		5,000	
Rochford Community Centre - Recreation Centre		88,000	9,000
Rayleigh Community Centre - Pavilion		135,000	15,000
Gt. Wakering S.C. - New Pavilion		150,000	
	1,433,860	909,000	413,000

ROCHFORD DISTRICT COUNCIL

STAFF APPRAISAL APPEALS PANEL

At a Meeting held on Thursday, 6th November 1980. Present :

Councillors A.J. Harvey (Chairman), L.K. Cope, R. Holman and D.C. Wood.

Also Present: Messrs. A.G. Cooke, I.M. Edwards and Mr. O. Scoging (NALGO)

Apologies for absence were submitted on behalf of Councillor J. Gibson.

1. STAFF APPRAISALS

The Panel considered complaints made by two members of staff regarding the appraisals made of them.

Case A

The Panel endorsed the assessment of the officer concerned and instructed the Chief Executive, together with the appropriate Director to arrange for the officer the subject of the appraisal to be transferred to another area of work within the Directorate, adequate training to be provided for this purpose.

Case B

The Panel requested the appraiser to delete a sentence from the appraisal. This was accepted and the Panel then endorsed the revised assessment.

2. CHIEF EXECUTIVE'S APPRAISAL

The Panel considered the report by the Chief Executive and Director of Finance regarding his own assessment.

After amendment by the Panel the revised report was accepted as the assessment of the Chief Executive and Director of Finance, to be placed on his personal file.

ROCHFORD DISTRICT COUNCIL

AUDIT & WORK STUDY PANEL - 20TH NOVEMBER 1980

Present: Councillors A.J. Harvey (Chairman), R.H. Boyd, L.K. Cope,
J.A. Gibson, R.H. Holman, T.J. Warner and D.C. Wood.

Apologies for Absence: Councillor E.V. Maton

1. DISTRICT AUDITORS INFORMAL REPORT

The Panel received and discussed the informal report upon the Audit of Accounts for 1978/79 which made reference to a number of items ranging from Honorary Auditorships to Contracts Registers.

2. PUBLIC INFORMATION

The Management Team received and noted with interest an extract from the recent publication "Public Finance and Accountancy" by Tom Walls of Price Waterhouse, the Council's approved Auditors.

3. ENERGY - CONSUMPTION AND CONSERVATION

The Panel gave consideration to an audit report upon energy consumption and conservation.

The report contained details of energy consumption in Council establishments for the period 1976/1980 which highlighted several quite significant anomalies in electricity and gas consumption in specific areas.

The Panel adopted the recommendations contained in the report that energy consumption should be monitored on a regular basis and have instructed that a small Working Group of Officers form a Working Party to investigate the anomalies highlighted in the audit report and to look at the whole question of energy conservation within all Council establishments.

4. ESSEX AUDIT GROUP

The Chief Executive and Director of Finance was recently invited to submit a paper to the Essex Audit Group, which comprises principally of Chief Internal Auditors of all Authorities in Essex, together with representatives of Health, Electricity, Gas and Water Authorities and District Audit.

The notes upon which the Chief Executive's talk was based were circulated to the Panel and the Members congratulated him on the excellence of the presentation.

5. PROGRESS ON BONUS SCHEMES

The Chief Executive reported that discussions upon the proposals for the consolidation of bonus schemes were still proceeding with the appropriate bodies, including the National Provincial Council, ACAS and NUPE and a further report would be submitted when more concrete information was available.

6. STORES

The Chief Executive reported upon preliminary discussions which were being pursued in connection with proposals for alterations to the present system of stores issue.

7. PUBLIC FINANCE AND ACCOUNTANCY

The Panel received a number of extracts from the Institute of Public Finance and Accountancy Journal and indicated their desire to receive similar extracts of interest to the Panel on future occasions.

8. REVISED REFUSE COLLECTION SCHEME

The Panel were reminded that when the revised refuse arrangements were introduced it was apparent from the first few weeks of operation that there were a number of anomalies in the scheme which needed to be identified immediately and as a result the Work Study Consultants, W.S.I.S., who had prepared the original scheme were re-engaged on the basis if that there were errors which were found to be attributable to the Company then no charge would be made for the second study.

The Consultant identified one error in the scheme which they considered was not of sufficient significance to affect the operation of the scheme to any great degree.

The Panel did not accept that this error was as insignificant as the Consultants claimed and, in the circumstances, felt that a proportion of the fee should be withheld pending further investigations.

The Panel will give further consideration to this matter at the next meeting.

9. CLEMENTS HALL SPORTS CENTRE - OPERATING PROCEDURES

The Panel referred to its previous discussions upon operating procedures at the Sports Centre, particularly with regard to the degree of control between the various activities.

The Panel were concerned that staff were not adequately briefed upon their duties and felt that all Members of Staff should be issued with and be required to sign for full written instructions clearly outlining the duties relating to each area of activity.

The Panel also considered alternative methods of ticket issue to provide for easier identification of tickets for each activity and also for improved internal security.

Internal Audit was asked to look into the matter further and submit a further report to the next Meeting of the Panel.

10. INTERNAL AUDIT REPORTS

The Panel had indicated, at its last Meeting, a number of activities upon which it would like to receive copies of the Internal Audit reports. These had been circulated to Members who, after discussion of a number of points arising from these reports, expressed their complete satisfaction with the methods by which Internal Audit was carried out.

The Panel asked for further reports upon budgetary control, creditors and ordering procedures.

ROCHFORD DISTRICT COUNCIL

Policy and Resources Committee - 30th ^{December} ~~November~~ 1980

Report of the Rayleigh Community Centre Working Party

At a Meeting held on 24th November 1980. Present

Representing the District Council - Councillors A.J. Harvey (Chairman), L.K. Cope, R.D. Foster, R.H. Holman and D.C. Wood.

Representing the Louis Drive Residents Association - Messrs. Bell, Downham, Oliver and Wastell and Mrs. Dafter.

APPOINTMENT OF CHAIRMAN

1. Resolved that Councillor A.J. Harvey be appointed Chairman of the Working Party for the remainder of the Municipal Year.

PROPOSED COMMUNITY CENTRE

2. The Councillors and Officers met for a preliminary discussion. Arising from the report of the Meeting held on 7th October the Head of Legal Services reported that there were no restrictive covenants preventing development of the site on the St. John Fisher Playing Field. The Chairman confirmed that the project was to be financed largely from the Housing Capital Accounts, being a scheme associated with the Council's Little Wheatleys development. There would also need to be a General Rate Fund contribution towards the cost broadly in proportion to the use of the premises by persons who were not Council tenants. The Council would have to proceed with the project and run the premises as a municipal scheme and there would need to be changes in the design of the building on this account. This approach would not preclude the Council from leasing the Centre to a Community Association should one be formed at some future stage but this was not a decision for the present.

The Chairman added that the meetings with the Louis Drive Residents Association had taken place in order to gauge local feeling as they were the only established organisation in the vicinity. The fact that they would not be required to participate in the design and financing of the project would be explained to them later in the evening. He emphasised that each of the Community Centre projects being progressed by the Council were being funded in a different way depending on the particular circumstances.

The Director of Technical Services displayed drawings of the proposed Rayleigh Community Centre building and of his proposals for linked changing room facilities to replace the present pavilion on the Playing Field. The same contractor (Guildway Homes Limited) was being used for the Rayleigh project as for the Hockley scheme and the work on the Community Centre could commence in late February 1980 at the same unit cost. The Rayleigh Community Centre scheme although providing slightly larger accommodation, embraced many of the features of the Hockley project and had likewise been designed with club and children's rooms which it was felt would not be required in a municipal building. The new changing room accommodation, which envisaged a separate room for each of the four sports pitches that would remain at the Playing Field, would be self-contained but could utilise the refreshments facilities available at the Centre. The existing pavilion would be retained in use until such time that the new changing room scheme could proceed.

Members asked that the design of the Centre be amended to reflect the proposed use of the building as a Municipal Community Centre and envisaged

a capital cost in the region of £250,000 which was basically the same as that for the Hockley scheme. As regards the changing rooms the capital cost was estimated at £150,000 and it was noted that no provision had been made in the Capital Programme for the work. The Director of Technical Services added that there were higher priorities for changing accommodation at some of the other Council Open Spaces. Members agreed that this project should be included in the Capital Programme to be considered by the Recreation and Amenities Committee and that that Committee should be invited to determine the priorities for the provision of new/replacement changing room facilities.

RECOMMENDED (1) That the Rayleigh Community Centre project be financed from the Housing Capital Accounts and by a proportionate contribution from the General Rate Fund at a total project cost of around £250,000.

(2) That the Louis Drive Residents Association be advised that the Council will be undertaking the Rayleigh Community Centre project as a municipal scheme and that no financial contribution is expected from them.

(3) That the Recreation and Amenities Committee be asked to determine the priority for the provision of new/replacement changing room facilities as regards the Council's Capital Programme.

3. The representatives of the Louis Drive Residents Association then joined the Meeting. The Chairman of the Working Party expressed his regret that misunderstandings had arisen over the responsibility for the project and referred to his statement at the Council Meeting the previous week when he had explained that the Community Centre would be a municipal project. This would have to be the case because of the means of Council finance being employed and of the wish to start on site late in February. No contribution would be required from the Residents Association towards the cost of the building. The Chairman indicated that whilst the Community Centre would be opened as a municipal project the Working Party were thinking that it might be leased at some future stage to a Community Association representative of West Rayleigh. There could be no guarantee however that this course of action would be pursued. The Residents Association representatives stated that they were sorry that they were not to be involved with the scheme but were glad that the project was proceeding. They confirmed that it had been their intention to form a Steering Committee for the establishment of the Community Association to run the Centre but that they would now wish to consult their Members again in view of the changed circumstances.

The Residents Association representatives asked what progress had been made with planning application and what the proposals were for the siting of the building as this would concern the immediate neighbours of the project. They noted that the application would probably not be considered by the Development Services Committee until December and that the building would be set well back from Little Wheatleys Chase. They accepted that the Council had done all that was possible in this respect and promised their support in allaying the fears of nearby residents.

The Chairman explained that the Residents Association had over the years been consulted on various matters affecting the area as it was the only organisation representative of the locality and this it was the Council's wish that this liaison should continue into the future. He expressed the hope that the Residents Association would agree as soon as possible to undertake the formation of a Community Association and stated that in this regard the Council would be pleased to provide them with a plan of the project so that they would have something tangible to show prospective members of a Community Association.

The Director of Town Planning added that he would welcome the Residents Association's support for the planning application and the representatives indicated that they would discuss this with their Members and advise the Director accordingly.

To : The Chairman and Members of
The Policy and Resources Committee

Local Government (Miscellaneous Provisions) Act 1976
Hackney Carriage Fares

1. Section 65 of the above Act empowers a District Council to fix the fares for the hire of hackney carriages and to vary the table of fares previously authorised. However, when varying the table of fares, the Council must publish in a local newspaper a notice setting out the variation and specifying a period of not less than fourteen days when objections to the variation in the table of fares can be made. After any objection received, and not withdrawn, has been considered, the Council shall set a new date, not longer than two months from the original date, for the coming into operation of the variation in the table of fares, whether modified or not.

2. On 4th December 1980 Members of the Health and Highways Committee considered a report dated 2nd December 1980 entitled 'Hackney Carriage Fares' (copy enclosed) and passed the following resolution :

"Resolved that the recommendations contained in
the Report be adopted." (Min. 844.)

3. In accordance with Section 65 of the above Act, as summarised in paragraph 1 above, a notice appeared in the Evening Echo on 9th December 1980 setting out the variation in the table of fares. One objection was received from Mr R N Hurst of 41 Cornwell Gardens, Rochford. A copy of his letter of objection dated 10th December is attached.

4. On 15th December the reasons behind the increase were explained in detail to Mr Hurst. These reasons included the most important one that this is the first fares increase since 25th August 1979. It was also pointed out to Mr Hurst that the income of drivers, as well as proprietors, depended on the rate of fares and that this very small increase did not in any way relate to the increase in the cost of living since the fares were last set. It was further pointed out to Mr Hurst that the unsocial hours increase would not apply to fares on Christmas Day, Boxing Day or New Year's Day. Mr Hurst agreed to consider withdrawing his objection.

5. On 22nd December Mr Hurst stated that he was not prepared to withdraw his objection.

6. It is recommended that the variation in the table of fares as decided by the Health and Highways Committee come into operation on 7th January 1981, if after consideration of the objection it is decided not to modify the variation in the table of fares as advertised.

7. A table of fares incorporating the variation is attached.



JAMES GOLDIE CLARK

To the Chairman and Members of
The Health and Highways Committee

Hackney Carriage Fares

In view of the overlapping of journeys undertaken by Rochford and Southend taxis, particularly from the Airport and Zero Six, it has been customary for both authorities to adopt the same fares.

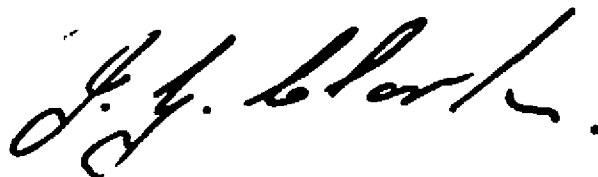
In September Southend-on-Sea Borough Council authorised an increase in some 'Extra Charges'. Two only were affected. The unsocial hours charge was increased from 25p to 30p and the hours increased from between midnight and 6.00am to between 10.00pm and 6.00am, and all day on Sundays. Also the charge of 10p for each person in excess of two was increased to 10p for each person in excess of one.

Mr A M J Williams, the Secretary of the Rochford Taxi Drivers' Association, was informed of these increased Extra Charges in Southend, and was asked for the views of his members. He stated :- "Having discussed the matter with members of the Association, there seems to be general agreement with the proposed rise, with the exception that they feel that 10.00pm should be replaced by 8.00pm as in London and other parts of the country... Perhaps next year, if things are showing an improvement in the country, the Council will consider raising our fares to keep in line with inflation."

It is recommended that the present Extra Charges relating to unsocial hours and the number of passengers be replaced by :-

For hirings begun between 10.00pm and 6.00am, and
also on Sundays and Bank Holidays, except Christmas
Day (25th December), Boxing Day (26th December) and
New Year's Day (1st January) 30p

For each person in excess of one (one or two
children under ten years to count as one person) 10p



JAMES GOLDIE CLARK