

Planning Policy Sub-Committee – 14 December 2006

Minutes of the meeting of the **Planning Policy Sub-Committee** held on **14 December 2006** when there were present:-

Chairman: Cllr P A Capon

Cllr C I Black
Cllr T G Cutmore

Cllr A J Humphries
Cllr Mrs M J Webster

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs J P Cottis, J R F Mason, J M Pullen and P R Robinson.

SUBSTITUTES

Cllrs C G Seagers and P F A Webster.

OFFICERS PRESENT

S Scrutton - Head of Planning and Transportation
S Worthington - Committee Administrator

6 MINUTES

The Minutes of the meetings held on 4 August 2006 and 10 August 2006 were approved as a correct record and signed by the Chairman.

7 DECLARATIONS OF INTEREST

Cllr A J Humphries declared a personal interest in supplementary planning document 3 by virtue of membership of Rayleigh Town Council.

8 SUPPLEMENTARY PLANNING DOCUMENTS

The Committee considered the report of the Head of Planning and Transportation, originally presented to the Planning Policy & Transportation Committee, seeking Members' views on recommended changes to eight Supplementary Planning Documents, following public consultation.

Members noted the representation made by the Government Office for the East of England (Go-East) relating to the statement in the supplementary planning documents (SPDs) about the East of England Plan, and agreed with officer advice to remove this statement from the SPDS.

Members did, however, concede that there would be merit in acting upon the Go-East comments relating to separate glossaries for the SPDs and in issuing separately a single glossary that would be relevant for all SPDs. Each of the SPDs should therefore include a reference to the glossary. It was further agreed that any terms in the SPDs that were featured in the glossary should appear in italics.

It was noted that the policy sections that had previously been included in the SPDs had been removed and the text originally contained within these sections had been reproduced exactly within the main body of the relevant sections of the SPDs in order to avoid confusion with any quoted local plan policies.

Members appraised the draft SPDs on a page by page basis and made the comments and amendments set out below.

Supplementary Planning Document 1 – Educational Contributions

Statutory Basis Section

It was noted that the glossary would include the term ‘sustainable development’.

Page 1

Paragraph 1.3

The glossary would indicate that the local planning authority was Rochford District Council.

Page 2

Paragraph 2.2

Replace ‘Regional Spatial Strategy’ with ‘the East of England Plan’.

Page 13

Officers would check the figures for the costs of providing additional school places, as these appeared to have dropped.

Supplementary Planning Document 2 – Housing Design

Page 3

Paragraph 3.3

Insert ‘useable’ before ‘communal’ in b).

Page 5

Include ‘public art’ in the glossary.

Replace ‘should’ with ‘must’ in h).

Page 14

Paragraph 14.2

Insert ‘disposal of rubbish’ after ‘dust or fumes’ in c).

Page 17

Paragraph 16.5

Replace 'in appropriate cases' with 'where necessary'.

Supplementary Planning Document 3 – Playing Pitch Strategy

Paragraph 2.1

Members advised that there was anecdotal evidence to suggest that the supply of playing pitches was not meeting current demand in Rayleigh and Hockley. It was, however, accepted that any statements expressed within the SPD had to be supported by documented evidence.

It was felt that it was increasingly difficult to identify appropriate spaces within the District for playing pitches. It was noted that the land at the back of the former Park School site would be brought into use for playing pitches.

In response to a Member enquiry relating to local standards for playing pitches, officers confirmed that these had not changed. Officers further advised that the playing pitch strategy would be updated in 18 months to 2 years time as part of the baseline data required for Local Development Framework documents. It was agreed that in the meantime additional wording would be included in the Core Strategy document relating to the development of playing pitch provision over the next few years.

Supplementary Planning Document 5 – Vehicle Parking Standards

(Note: Cllr C I Black declared a personal interest in this item by virtue of being a resident of Love Lane, Rayleigh.)

Pages 13 and 14

It was agreed that minimum parking standards should be applied to planning applications for housing in rural and suburban locations to reflect the change in emphasis provided in the recently published Planning Policy Statement No. 3.

Responding to a Member enquiry relating to main urban areas, officers advised that urban locations were areas close to town centres, with good public transport links or close to railway stations. It was usually expected that densities would be higher in urban locations and there would accordingly be less car parking provision.

Supplementary Planning Document 6 – Design Guidelines for Conservation Areas

Page 3

Paragraph 3.1

Replace 'should' with 'must' in the first sentence.

Page 4

Paragraph 3.3

Replace 'should' with 'must' in the first sentence.

Paragraph 3.5

Replace 'should' with 'must'.

Paragraph 3.6

Replace 'should' with 'must' in both sentences.

Paragraph 3.8

Replace 'should' with 'must'.

Page 8

Paragraph 4.3

Replace 'should' with 'must' in the first sentence.

Page 9

Paragraph 4.5

Replace 'should' with 'must' in the first, third and fourth sentences.

Page 10

Paragraph 4.11

Replace all instances of 'should' with 'must' in the first, third and fourth sentences.

Page 13

Paragraph 4.19

First sentence to read: 'In brick walls proper arches must be over openings.'
Delete 'considered to be' in the second sentence. Replace 'should' with 'must' in the third sentence.

Paragraph 4.20

Delete 'considered to be' in the second sentence.

Paragraph 4.23

Replace 'should' with 'must' in the second sentence.

Page 14

Paragraph 4.28

Replace all instances of 'should' with 'must' in sentences three, four, five and six.

Page 18

Paragraph 5.2

Replace all instances of 'should' with 'must'.

Paragraph 5.3

Replace 'should' with 'must' in sentences one, three and four.

Paragraph 5.4

Replace 'should' with 'must' in the first sentence.

Page 19

Paragraph 6.2

Replace 'should' with 'must' in the first and second sentences.

Page 21

Paragraph 8.2

Replace 'should' with 'must' in the first and second sentences.

Paragraph 8.3

Replace 'should' with 'must' in the first and second sentences.

Paragraph 8.4

Replace 'should' with 'must' in the second sentence.

Supplementary Planning Document 7 – Design, Landscaping and Access Statements

Page 1

Paragraph 1.1

Replace 'should' with 'must' in the first, second, third and fifth sentences.

Page 10

Paragraph 4.46

Insert 'including Rochford District Council' at the end of the first sentence.

Recommended to Planning Policy & Transportation Committee

- (1) That Supplementary Planning Documents 1 – 8 be adopted by the Council, subject to the recommended changes set out in appendix A of the report and subject to the amendments outlined in these Minutes, in line with the requirements of the Town and Country Planning (Local Development) (England) Regulations 2004.

- (2) That authority be delegated to the Head of Planning and Transportation, in consultation with the Leader of the Council, to carry out minor amendments to the SPDs to ensure consistency and correctness. Any such amendments, if required, will be reported to the Planning Policy & Transportation Committee. (HPT)

The meeting closed at 9.45 pm.

Chairman

Date