



**Rochford District  
Council**

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**January - December**

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Sunday Trading

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Y.T.S.

Rochford Youth Training Scheme

12



**Rochford District  
Council**

# **ROCHFORD DISTRICT COUNCIL MINUTES**

**1990**

**November (Part 2)**

ROCHFORD DISTRICT COUNCIL

Minutes of the Leisure Services Committee

At a Meeting held on 20th November 1990 Present Councillors D R Helson (Chairman), P A Beckers, C K Bellman, Mrs J A Christie, Mrs P Cooke, B A Crick, Mrs J Fawell, D F Flack, N Harris, Mrs E M Hart, Mrs A.R Hutchings, S N Jarvis, Mrs S J Lemon, Miss B G J Lovett, C R Morgan, J M Roden, S.A Skinner, A. Stephens, R E Vingoe, and P F A Webster

Apologies Councillors R S Allen and A J. Harvey

Visiting. Councillors R H Boyd, T Fawell, Mrs H L A Glynn and D A Weir

646 MINUTES

Resolved that the Minutes of the Meeting of 9th October 1990 be approved as a correct record and signed by the Chairman.

647 MONITORING OF PERFORMANCE - MEETINGS OF 27TH MARCH AND 3RD JULY 1990

The Committee were satisfied that all necessary action had been taken Minutes 547/88(SEC,DD), 607/89(SEC), 192/90(SEC), 376/90(SEC,DD,HES,T), 377/90(SEC) and 378/90(SEC) were carried forward

648 RAWRETH PLAYING FIELD - FLYING OF POWERED MODEL AIRCRAFT (Minutes 381 and 435/90)

The Head of Environmental Services reminded Members that in order to regulate the flying of model aircraft at Rawreth Playing Field, the Council had introduced various conditions for a 3-month trial period as a result of which the situation had greatly improved. In the circumstances the Committee accepted that it would be appropriate to allow model aircraft flying to continue subject to the same conditions but concurred with the suggestion of a Member that the use should be subject to review after a further period of twelve months had elapsed by which time the new arrangements could be fully assessed

RECOMMENDED (1) That the use of Rawreth Playing Field for the flying of powered model aircraft be permitted to continue, subject to the conditions currently imposed and to review after a further period of twelve months

(2) That notice boards be erected at suitable locations on the field indicating the conditions under which the flying of powered model aircraft is permitted (6112)(SEC,HES)

649 ERNIE ADCOCK TROPHY (Minute 528/89)

NOTE Councillor D R. Helson declared a non-pecuniary interest in this item by virtue of being the Council's representative on the Rochford Sports Council but remained in the Meeting and participated in the discussion and voting thereon

The Assistant Chief Executive reminded Members that this Trophy was awarded each year to the individual or team who contributed most to that year's Essex Games. This year, the Sports Council had nominated the

001632

*Julian*

### Leisure Services

Athletics Team, under the leadership of Mr A Mescall, of FitzWimarc School, who achieved first place in this year's Essex Games

RECOMMENDED That the Ernie Adcock Trophy for 1990 be awarded to the Athletics Team, led by Mr A Mescall (131)(SEC,ACE)

### 650 ARTS PROVISION

The Committee had before them the appended report of the Assistant Chief Executive on the need for a co-ordinated approach to the provision of publicity for art and entertainment events within the District In response to a question from a Member it was clarified that participation by CIRCA Leisure and the Arts Council could avoid costs being incurred by the Council

RECOMMENDED That the arrangements to provide a comprehensive District Guide for Arts and Entertainments in and around the District be pursued, with a view to producing an outline annual strategy document upon arts provision in Rochford (131)(ACE)

### 651 OPEN SPACE DEVELOPMENT PROGRAMME SPENCERS NURSERIES, HAWKWELL (Minute 550/90).

NOTE. (1) Councillor Mrs A R Hutchings declared a non-pecuniary interest in this matter by virtue of proximity of residence but remained in the Meeting and participated in the discussion and voting thereon

(2) Councillor Mrs H L A Glynn declared a non-pecuniary interest in this matter by virtue of being a member of the Hawkwell Parish Council but remained in the Meeting and participated in the discussion thereon

The Committee had before them the appended report of the Secretary to the Council regarding the public meeting which had been held on 20th October 1990 and noted advice from the Chairman that Appendix 1 should reflect seven responses in favour of the Parish Council's proposals and that two sets of petitions against the playing field use but in favour of parkland had subsequently been received which contained a total of 724 signatures Members then considered the report of the Management Team on the future use of the site in the light of the responses of local residents during the period of public consultation and the views expressed at the public meeting In accepting that the Ashingdon Boys Football Club proposals should not be progressed the Members nevertheless recognised that they had come forward with constructive proposals to realise playing field use on Spencers Nurseries in accordance with agreed Council policy and that they had a need to identify an alternative site The Committee accordingly asked that further endeavours be made to assist them in this regard

There was broad support in principle for the Parish Council's alternative proposal that the site should be laid out as a public park although some reservations were expressed about the possibility of vandalism, the ability of the Parish Council to realise such a scheme and whether ownership of the land should be transferred. The Committee noted advice from the Secretary to the Council that although the company which had imposed the covenant was no longer trading the benefit was enjoyed by the new residents adjacent to the nursery site Their consent would therefore be required to the Parish Council proposals since this involved a change

001633

## Leisure Services

to the uses contained in the covenant. In the event that consent was not forthcoming the matter could be placed before the Lands Tribunal for determination

The Committee accepted that more detailed consideration should be given to the Parish Council's proposals by a Joint Panel of Members to be comprised of 16 representatives drawn equally from the District Council and the Parish Council. They asked that the District Council membership be dealt with at the forthcoming Policy and Resources Committee on the nomination of the Groups, three to be drawn from both the Liberal Democrat and the Conservative Groups and one from both the Labour and Independent Groups. The purpose of that Panel would be to examine the proposal to ensure that it was viable and within the financial ability of the Parish Council to achieve and maintain, that the layout was satisfactory and that the site could be protected against vandalism. It was considered that those matters would need to be resolved satisfactorily before any further planning application was made or agreement sought to change the Covenant.

It was accordingly

P RECOMMENDED (1) That the proposals of the Hawkwell Parish Council for the use of Spencers Nurseries as a public park be supported in principle

(2) That a Joint Panel of Members be formed as set out above to consider that proposal in detail and report thereon in due course

(3) That the Ashingdon Boys Football Club be advised that their proposals to bring the site into playing field use are not to be progressed further but that the Officers be asked to assist them in identifying a suitable alternative site for their use (20785)(MT)

## 652 SPONSORSHIP OF TREE PLANTING ON HIGHWAY VERGES TO DISCOURAGE INDISCRIMINATE PARKING (Minute 291/90)

Following a suggestion made at the Leisure Services Committee before the recess the Secretary to the Council advised the Committee of the policy of the County Highways Authority on tree planting in highway verges which was designed to protect the interests of the Highway Authority as well as those of the statutory undertakers. The procedure involved was very time-consuming and if pursued by the Council on a sponsorship basis would require substantial staff time. The Committee agreed that the best course was for the Council to identify a small number of roadside sites to be dealt with each year in the enhancement programme.

The Committee asked that the Officers continue the assistance given to members of the public enquiring about the procedures for planting trees on highway verges

RECOMMENDED (1) That no action be taken to obtain sponsorship for tree planting in highway verges

(2) That the Council continue to advise on tree planting on highway verges on application from individuals. (2159)(DD)

001634 *Shaw*

Leisure Services

653 ROCHFORD SPORTS COUNCIL (Minute 606/89)

NOTE Councillor D R Helson declared a non-pecuniary interest in this item by virtue of being the Council's representative on the Rochford Sports Council but remained in the Meeting and participated in the discussion and voting thereon

The Committee had before them the Minutes of the Meeting held with the Sports Council on 7th November 1990 and arising therefrom noted why the request for Finals Day for the Festival of Sport at King George's Field, Rayleigh to be moved from a Saturday to a Sunday could not be accommodated. The Chairman said he would ascertain from the Sports Council whether a different Saturday would be a better alternative but in the meantime it was

RECOMMENDED That the Sports Council be advised that their request cannot be granted (131)(ACE)

*Shaw*

001635

ROCHFORD DISTRICT COUNCIL

LEISURE SERVICES COMMITTEE - 20TH NOVEMBER 1990

REPORT OF THE ASSISTANT CHIEF EXECUTIVE

ARTS PROVISION

Introduction

Following an initiative in promoting the Arts within the County of Essex early in 1987, the Rochford Arts Council was created to provide an independent co-ordinating and support group for all arts-based activities within the District. Two Council Members are nominated to sit on the Arts Council and grant aid is provided annually

Strategy

At present there is little co-ordination between the Authority and Rochford Arts Council, nor with the many other local arts groups within the District. It is felt that the Council, in pursuing its enabling role, should attempt to identify the provision which is being made within the District by the various groups involved, in order to identify those shortfalls, if any, that remain. In this way it should be possible to formulate an Arts Strategy and target our own resources to those shortfall activities. The proximity of both London and Southend must of course be taken into account and provision must be balanced against the range of Arts and Entertainments which are easily available in those areas.

'What's On' Publication

An example of the present lack of co-ordinated approach can be seen in the present publication of two separate event guides by both the Council, through CIRCA Leisure, and the Arts Council. These will often advertise the same events, since many productions are held in the Council's own function halls

Following discussions with the Arts Council, a more co-ordinated approach has been identified resulting in the production of one event guide for the whole District which would publicise any number of events, or functions being staged by all organisations within the District. Out of area events could also be published where the residents of Rochford form part of the audience catchment area.

All organisations would be encouraged to notify events through one source. Initially publication would be quarterly, in detail, but with a yearly 'Forthcoming Events' supplement. Eventually it might be possible, with sponsorship to increase to a monthly publication

Costs

CIRCA Leisure and the Arts Council have indicated their willingness to participate in this venture though details as to content and distribution will need to be finalised before either party will make any firm commitment at this stage

001636

*Shurua*



### Conclusions

A District wide events guide will only be successful if all the Arts Groups and other clubs and societies participate. Their co-operation will be pursued jointly by the Rochford Arts Council and the Officers.

The proposal would, as well as providing information to assist the Council in formulating its own Arts Strategy, provide an opportunity for a closer working relationship with the Rochford Arts Council and other appropriate organisations, as well as developing the 'enabling role'.

RECOMMENDED That the arrangements to provide a comprehensive District Guide for Arts and Entertainments in and around the District, be pursued, with a view to producing an outline annual strategy document upon arts provision in Rochford (131)(ACE)

Background Papers Correspondence with Rochford Arts Council

*Shannon*

001637

ROCHFORD DISTRICT COUNCIL

LEISURE SERVICES COMMITTEE - 20TH NOVEMBER 1990

REPORT OF THE SECRETARY TO THE COUNCIL

SPENCERS NURSERIES, HAWKWELL (Minute 550/89)

Introduction

Members will recall that consideration had been given to a proposal by the Ashingdon Boys Football Club for a self-help venture to provide football pitches, a clubhouse and car parking on the above site which was consistent with the deemed consent granted in May 1989 for the use of the site as playing fields. More recently alternative proposals were received from the Hawkwell Parish Council which would provide for the retention of the public open space for informal recreation.

The Council had already decided that there should be consultation with the local residents on the Ashingdon Boys Football Club proposals and this Committee at their last Meeting agreed to consider the Parish Council's request as well in the light of the outcome of that Meeting.

A summary of the comments received from members of the public during the consultation period about the Ashingdon Boys Football Club proposals is appended.

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The Public Meeting

Arrangements were made for the public meeting to be held in association with the Hawkwell Parish Council at 7.30p.m. on Friday 19th October 1990 at Hawkwell Village Hall. Prior to the meeting copies of a letter from the Secretary to the Council were hand-distributed to local residents advising them of the planning permission which existed and of the proposals which the Ashingdon Boys Club had submitted. The subsequent views of the Hawkwell Parish Council were also hand-distributed at a later date. Copies of both letters were available at the meeting and were also circulated to Members.

Opening the meeting Councillor D.R. Helson, Chairman of the Leisure Services Committee, welcomed the large number of local residents in attendance, together with representatives of both Rochford District Council and Hawkwell Parish Council. He reminded those present of the reasons why it had been felt necessary to convene such a meeting and said that a full record would be kept of the proceedings. Finally he introduced those present with him on the platform, namely -

Councillor R.H. Boyd, Chairman of the Policy & Resources Committee,  
Councillor Mrs. J. Fawell)  
Councillor T. Fawell ) Ward Members for Hawkwell West  
Mr. P.W. Hughes, Secretary to the Council  
Mr. I.M. Edwards, Director of Development  
Mr. I. Foster, Chairman, Hawkwell Parish Council  
Mr. D. Trigger, Chairman, Ashingdon Boys Football Club

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*Julian*

At the Chairman's invitation the Director of Development outlined with the aid of a view-foil the process whereby Spencers Nurseries had been one of a number of sites identified by the District Council in formulating its Local Plan as being appropriate for part residential development with the remainder being dedicated to the Council to protect the boundary of the Green Belt in that location with a covenant as to future use. There had been a Public Inquiry at which some local residents had objected but the draft conditions and restrictive covenant governing use of the site had been produced by the Council in support of the application. The Inspector had found in favour of the proposals and residential development had subsequently taken place on the west and north of the site. A second view-foil was displayed showing the plan that had been submitted in connection with the planning application to layout the site for playing field use. The Director of Development said that Spencers Nurseries was one of a number of public open space sites within the District Council's ownership, some of which had been brought into use, but on this site only the former greenhouses had been removed.

The Secretary to the Council then advised the meeting that Spencers Nurseries had been conveyed to the Council in 1983 for use for agricultural purposes or playing fields with a restrictive covenant to that effect and prohibiting any buildings thereon unless they related to such use but in any case providing that they should not be within 50 metres of the new residential development to the west of the site. It formed a logical extension to Clements Hall and lay adjacent to the access which had been provided to that resource. Because it was already level it would when cleared of the greenhouse bases and glass and rubble be an ideal area for playing fields. The problem was the cost of the clearance work involved because the Council had only limited resources with which to achieve its public open space programme and since there were nine sites yet to be acquired they had to take priority. It might be several years before funds were available for Spencers.

The use of the site as playing fields had however been approved in May 1989 and was consistent with established Council policy and the undertakings given at the Inquiry. The month previously Hawkwell Boys Football Club had suggested a self-help initiative but they were advised in June that such a project could not be pursued if its achievement were dependent upon the provision of a licensed bar facility and in the event the matter had not been pursued after November 1989. For their part the Ashingdon Boys Football Club had been considering earlier this year whether they could use the site at Magnolia Road for playing fields but it was not suitable. It had been suggested to them as an alternative that they might take up the project to bring Spencers Nurseries into playing field use if the Hawkwell Club were happy for them to do so. The terms on which that was to be undertaken were essentially the same and could result in Hawkwell Club's requirements being accommodated also on the existing playing field. The Council's policy was to encourage self-help initiatives and the project if undertaken by the Club would bring the site into playing field use at an earlier date and relieve the Council of the cost of clearing the site and providing the pavilion and changing rooms which was estimated to total £156,000.

The Secretary to the Council said the proposals had been submitted to Committee in the last Cycle of Meetings and he had been surprised at the opposition which it had provoked. Dealing with the concerns that had been voiced he said that the proposal to incorporate a licensed bar within the clubhouse had been withdrawn and that the Council would stipulate that it

should not be pursued, that it was not the intention to lease the playing field to the club but only the site of the clubhouse; nor was it proposed that the club should have exclusive use of the pitches, that the playing field would be open to the public in the same way as that of Clements Hall with the only restraint being access to the pitches when they were in use, that noise to residents adjoining playing field was not a problem in the Council's experience and that there would be provision for car parking within the site

Continuing the Secretary to the Council said that the alternative of informal parkland as suggested by the Parish Council could be an attractive alternative but it would not satisfy the terms of the covenant and could not be pursued unless a change in those terms could be negotiated. He would need instructions from Council to that effect but they would first need to consider the alternatives available as they were not bound to pursue either proposal. Clearly agricultural use would not be appropriate but the choice as between playing fields and informal parkland would depend on the attitude of Council and the parties able to enforce the covenant. Whatever the outcome there would need to be further consultation about the planning application that would be required. Finally the Secretary to the Council asked for the fly posting which had taken place in the vicinity to be removed as it was illegal.

Mr. Trigger advised those present that whereas the plan which had been drawn up showed three adult pitches the club would be seeking to lay out three junior pitches thus reducing the size of the configuration. The club drew players from throughout the District and the land was a District resource. They needed a site large enough to accommodate their requirements and during the season matches would be confined to Sundays between 9.30 a.m. and 4 p.m. with an occasional requirement for deferred matches or replays on weekdays starting at 4 p.m. Those requirements would have to be lodged with the Council at the beginning of the season. The site could continue to provide a facility for people within the District and leaving aside the area required for football pitches there could be scope for landscaping for informal recreation. The club had initially requested a bar facility but that had been withdrawn and would not be pursued. The club was not a rich organisation and the money they held had been raised voluntarily. Their proposal was to take up the existing planning permission and translate it through their own efforts into a resource for the benefit of the community.

The Chairman of the Parish Council first thanked the District Council for undertaking the consultation exercise. He was concerned however that the letter which had been circulated was biased towards the football club's proposals and that the suggestion of using Spencers Nurseries for that purpose had emanated from the Council. He was pleased that the Parish Council's scheme had also been circulated and refuted the allegations made in the local press that the Parish Council was 'anti-youth'. His Council's attitude on Spencers Nurseries had been consistent throughout and they were supporting the wishes of local residents in opposing the use of the site for playing fields. In their view there was sufficient provision in this area already. There would be an increase in traffic over that generated by Clements Hall and this would give rise to parking problems in Thorpe Road and Thorpe Close. The provision of three football pitches would give rise to noise nuisance to adjoining residents and would require the provision of a clubhouse and a car park on the site. The Parish Council wanted to see a wider application than sports use and they had canvassed an alternative use as parkland which had received wide

001640

*Amure*

support They were suggesting that the site should be transferred to them with a covenant to preserve the land as open space in perpetuity He anticipated the cost of bringing the site into parkland use would be of the order of £50,000 and believed that the track record of the Parish Council supported its ability to achieve such development over a period of say three years

He was hopeful that the District Council would contribute to that effort by funding the tree planting involved The Parish Council's proposals would not deprive anyone of the opportunity to play football because vacant pitches were available elsewhere They saw the provision of parkland as being of greater priority which they had the commitment and funds to achieve and for which there was majority support

Councillor T. Fawell said he regarded the Ashington Boys Football Club as a worthy organisation and saw the provision of facilities for them as an excellent concept but not on this site, the use of which for this purpose was opposed by the vast majority of local residents He was impressed by the Parish Council's scheme and had been advised by the Chairman of the Policy & Resources Committee that if it was supported and could be adequately funded he saw no reason to intervene He supported that scheme and would seek a recorded vote when the matter came back to the Council for debate

Councillor Mrs. J. Fawell said she knew from experience that the residents of Hawkwell were very civilised but also very determined. She was surprised not to have received any prior warning about the scheme which was attractive to the District Council but was not supported locally. She saw it as her duty to represent the overwhelming view of her constituents and she would vote accordingly.

Councillor R.H. Boyd said having been appointed Chairman of Policy & Resources Committee in May this year he and his colleagues had inherited a number of decisions. He recalled that when the proposals had come before the Leisure Services Committee they had needed clarification and the matter had accordingly been referred to his Committee which had asked that local consultation should take place That was how this public meeting had come about. Those present might not like what they heard but the history of the site was a matter of fact, there was a planning permission for playing field use and resources had been allocated for that purpose in 1988 The purpose of the consultation was to explore the options available, to take note of the views expressed to enable a decision to be arrived at and many of the District Councillors were present to listen.

The Chairman then invited questions from the members of the public and they were dealt with as follows

- (i) that the offer to the Ashington Boys Football Club was to lay out the playing field at an estimated saving to the Council of £56,000 which was the same basis as had been discussed with the Hawkwell Boys Football Club and that no other works were involved in either case. The additional cost of the scheme under consideration arose out of the provision of a changing pavilion
- (ii) that the site at Magnolia Road was unsuitable for playing field use having been excavated then tipped with unknown material and capped with heavy clay. Furthermore, access was on a dangerous bend and adequate parking facilities could not be provided

- (iii) that the statutory definition of public open space use provided for use as public gardens or for recreation by the public but ruled out agricultural purposes
- (iv) that the site had planning permission for football pitches and a horse riding trail and that the District Council supported the philosophy that sport should be open to all regardless of their sex
- (v) that the scheme for parkland was supported by the whole of the Parish Council which was mindful also of the needs of the residents of East Hawkwell. It had provided funding towards the public open space development of Glencroft Nurseries and was prepared in the longer term to make a similar offer in regard to the Magnolia Road site
- (vi) an assurance was given that there would not be any vehicular access to the site from Thorpe Close and that the access which had been provided was for pedestrians only
- (vii) Mr Trigger said that the pitches at Rocheway had to be rented from the County Council which was expensive and did not provide a permanent home, that the future was uncertain, that the availability of other facilities at Rocheway depended on their not being required by other sections who used the youth centre and that the gymnasium to which reference had been made was located some distance away at King Edmund School
- (viii) that although a detailed scheme had not yet been prepared it could be anticipated that the clubhouse and car park would be located on the eastern side of the site and that the car park would be in a linear configuration
- (ix) that the requirement in submitting a planning application was to provide an indicative plan showing the location of the application site and that the OS based plan used had been satisfactory for that purpose. Whilst it had not reflected the two most recently built properties in Briar Close adjacent to the site those residents and others of whom the addresses were read out numbering in excess of 30 properties had been consulted on the application. The objections received, including those of the Parish Council, had been taken into account by the planning authority. (An updated print showing all of the properties referred to was on display at the meeting)
- (x) Councillor Fawell advised that there were in fact no plans for the development of the football pitches at Rocheway because the area fell within the airport corridor approach safety zone and was thus unlikely to realise a worthwhile sum of money unless the airport were to close.
- (xi) that the proposed lease of the site of the clubhouse would be for a period of twenty years and that because the club would be providing and maintaining the pitches it was not considered the Council would be justified in requesting any payment.
- (xii) that the identification of an alternative site for playing fields could not be pursued at this stage

001642

*Shaw*

One speaker suggested that there were inadequate youth facilities in the area and that the provision of football pitches and a clubhouse where other facilities could be provided merited support. The Chairman of the Hawkwell Boys Football Club advised that Clements Hall Playing Field was unable to meet their requirements fully and games had to be called off for which payment had already been made.

Other speakers voiced their opposition to the proposals for the following reasons:-

- (i) that pitches were underused at Clements Hall and that additional matches could be achieved by better maintenance of existing pitches and reconfiguration to provide more
- (ii) that the current policy of encouraging schools to provide multi-use could also yield additional football facilities
- (iii) that there had been sufficient concentration of facilities for youth and that attention needed to be given to other age groups
- (iv) that the use of the site as playing fields would generate additional traffic and despite the provision of a car park it could be foreseen that there would be an increase in parking in nearby roads including Thorpe Road and Thorpe Close since supporters would find it convenient to use the pedestrian access.
- (v) that increasingly noise was being recognised as undesirable and that football could give rise to abusive language which could prove offensive in a quiet residential area
- (vi) that the use of the pitches and facilities would be more intensive than had been implied and that public access would be correspondingly reduced.
- (vii) that use of the site as parkland would assure its future, whereas playing field use could enhance its desirability for privatisation.

The Chairman thanked those present for their attendance and participation and advised them that the views expressed had been recorded and would be reported back to the next Meeting of the Leisure Services Committee on 20th November 1990 which they were free to attend.

Background Papers: Letter dated 28th September to local residents  
Letter from Hawkwell Parish Council to local residents.

*John*

001643

SUMMARY OF OBJECTIONS AND OTHER COMMENTS

Petition with 246 signatories objecting to the Ashingdon Boys' Football Club proposal for clubhouse/bar/changing rooms and evening training

73 objections to the Ashingdon Boys' Football Club proposal for clubhouse/bar/changing rooms and evening training

3 - Objections to the Ashingdon Boys' Football Club proposal for clubhouse/bar facilities

1 - Objection to lack of consultation regarding proposal.

5 - Objections to noise and disturbance

5 - Objections to indiscriminate parking and access in Thorpe Close, Hawkwell Park Drive, Martin Walk etc

3 - Increased traffic and inadequate roads leading to Spencers Nurseries.

1 - Insufficient space for clubhouse and car parking on site

1 - Opposed to block tree planting along boundary with residential properties

2 - Times that area would be available to general public limited at most popular times.

1 - Supporting football pitches.

1 - Consideration should be given to safer cycling and other children's games

1 - For the provision of youth club, open in evenings and at weekends.

1 - Used for quiet pursuits such as allotments or bowling green.

1 - For retaining broken hedge on eastern boundary of Clements Hall as a small wild life area and keep existing established hedgerows.

1 - Dog free area fenced off for play/picnicking.

6 - For the proposals of Hawkwell Parish Council to provide an informal public open space/park.

1 - Prepared to pay extra community charge to provide informal open space.

001644

*Shannon*



001645

ROCHFORD DISTRICT COUNCIL

LEISURE SERVICES COMMITTEE - 20TH NOVEMBER 1990

REPORT OF THE MANAGEMENT TEAM

OPEN SPACES DEVELOPMENT PROGRAMME

SPENCERS NURSERIES, HAWKWELL (Minute 379 and 422/90)

(This report is unusual in that it contains no recommendations of the Management Team. Matters for decision are underlined)

(a) Playing Fields or Parkland

Members will have gathered from the report of the public meeting that there was strong support amongst those present for the Parish Council's proposal to use the site as parkland. The District Council's policy which it has maintained since before the Departure Inquiry in 1982 for the adjoining new residential development, was that the site should be used for playing fields.

There is opposing logic in the two uses.

- (i) The District Council saw Clements Hall as the District's major sports facility and Spencers Nurseries as a means of extending the opportunities for organised recreation. The Parish Council seem to be saying that there is enough "District" provision at Clements Hall already and that Spencers Nurseries should fulfil local needs for informal recreation.
- (ii) There is a similar conflict over the "availability" of the open space for use by members of the public in that the District Council sees playing fields as providing for both organised and informal recreation whereas the alternative view is that when the playing surfaces are in use, access is restricted for non-sportsmen. However more of the public would use the area for organised sport than for informal recreation.
- (iii) There is also potential conflict over the acceptability or otherwise of disturbance caused by activity within open spaces to adjoining residential property.

The issue at Spencers is now a matter of principle as to which use - playing field or parkland - would be more appropriate. It is not really about the Ashington Boys Football Club scheme. The Parish Council does not want playing fields on the site and which club or clubs might use them is, therefore, immaterial. Members will appreciate that there are a number of existing playing fields in residential areas which are of similar size to Spencers Nurseries and to say that the site is unsuitable for sport would be wrong and would have implications around the District. If noise from recreational activity and play were to be seen as a deciding factor then similar problems will arise at other open spaces with the siting of playing surfaces, pavilions and children's play spaces - the latter cannot be sited in remote locations for obvious reasons.

If the District Council is persuaded by the Parish Council's view then the Management Team suggests it must be on the ground that it accepts there is

001646

*John*

need for a "local park" If this is the case then the Ashington Boys Club project need be considered no further although no doubt the Council would wish the Officers to assist the Club in its attempts to provide a long term home venue but on some other site

If on the other hand the District Council considers that playing field use of Spencers should still be pursued, it should decide whether or not to accept the Ashington Boys Football Club proposal in principle.

(b) The Covenant

The concurrent report and accompanying papers explain that the District Council entered into a covenant on the purchase of the site in 1983 not to use the land other than for playing fields or agricultural purposes. Questions have been raised as to the cost of buying out this covenant in favour of a parkland use. There are a number of points here to be considered. Generally speaking covenants only have a buy out cost if the alternative use has a higher value, i.e. if it involves the payment of betterment. There is arguably no difference in value between parkland and playing fields. The Council purchased the site from a limited company which no longer exists but the benefit of the Covenant is "enjoyed" by the residents of the new development. In seeking an alteration of the Covenant in favour of a parkland use, the Council would need the agreement of all of the residents of the new property. Similarly the restriction on the buildings permitted by the covenant would need to reflect the parkland use. Failing agreement the Council could still pursue the playing field use in order to comply with the existing covenant.

(c) Disposal of the Site

\* The Parish Council is looking to acquire the site from the District Council and has submitted further details of its plans for the area (copy attached). The Management Team do not believe that the District Council should dispose of the site. There is no more certain way of ensuring its future as open space than retaining ownership. Putting land into trust e.g. the NPFA, will ensure that replacement open space is provided but it will not prevent the trust from disposing of the particular site.

Besides, precedent already exists for Parish Councils to manage District Council open spaces and it is this concept that Management Team would suggest to Council if it favours the Parish Council's proposal. This arrangement would be subject to a development and management agreement

No evaluation of the Parish Council's more recent proposals has been made at this stage but they will require detailed consideration. No mention is made of any separate car parking provision and it is assumed that it would wish to share the District Council's vehicular access and car parking facilities at Clements Hall which are stretched at times. There are no plans to deal with the glass contamination. Routing the horse trail around the field perimeter will result in the overlooking of gardens on the west of the site. However, if the Committee support a parkland use, they may think it desirable for a Joint Panel of District and Parish Members to be appointed to discuss the scheme. No approach to the residents of the new properties would take place on the terms of the new covenant until a scheme had been agreed in principle

*Indur*  
Under the development and management agreement referred to above it is envisaged that the Parish Council would be responsible for the whole project, e.g. design consultants, planning application, specifications,

tenders, contract documentation and supervision, all of which would be subject to District Council approval as the landowner

Whilst in its present condition the site could be said to have a low value - because of the high costs of reclamation - if ownership of the site remained with the District Council, all of the Parish resources could be applied to laying out the open space

(d) Planning Permission

The District Council's deemed planning consent for the site is for public open space purposes and includes laying it out for sports use and a riding trail. If it was merely a matter of not laying out playing surfaces or not providing a riding trail, the existing permission would suffice. However, the Parish proposal entails a different route for the riding trail and engineering works on a water feature, both of which will require planning permission. In view of the sensitive nature of the site, it is suggested that if the Council accepts the Parish Council's proposals the Parish should seek a new planning permission for its entire scheme, once this has been agreed in principle by the two Councils and subject to the prior agreement of the residents of the new properties to the revised covenant

001648 *James*

# HAWKWELL PARISH COUNCIL

DAVE PERRY  
CLERK TO THE COUNCIL  
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DISTRICT OF ROCHFORD	
SECRETARY'S OFFICE	
- 1 NOV 1990	
PW	

3470 ASHINGTON ROAD  
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~~ESSEX~~  
SS4 3DB

Mr P Hughes,  
Secretary to the Council  
Rochford District Council  
Rochford.

30th October 1990

Dear Mr Hughes,

Subject Spencers Nursery

I would like to place on record our thanks for the public meeting on 19th October. The Hawkwell Parish Council sees a parkland development of Spencers Nursery as a most exciting project and a valuable asset to the community. Following the meeting Councillor Boyd asked that we write to the Council to formally state our position and provide some more detail to our proposals. The following attempts to provide the necessary detail and is split under four headings.

- : Background
- : Objective
- : Plans
- : Phasing

## Background

Spencers is a rectangular area of land covering approximately 12.5 acres, dissected by a number of concrete pathways which were previously used for nursery vehicles. On the eastern boundary is a tree line, beyond which is the Clements Hall Sports Centre. On the northern boundary is a public footpath (footpath 13) which comes from Main Road, Hawkwell and leads through to Clements Hall. Beyond the public footpath is line of houses to some extent screened off by trees. The western boundary is formed by the Spencers housing development which has wooden fences and most gardens have begun to develop trees. The southern boundary is marked by a small brook beyond which is a wooded area. Alongside this brook, within Spencers, is a bridal path. There are currently access points at the south east corner, from the Clements Hall car park, at the north east corner from Clements Hall playing fields and the south west corner a pedestrian access from Spencers. In addition on the south west corner is a locked gate which provides vehicular access for Council use. At various points around the site are piles of rubble created when the greenhouse bases were removed.

001649

*John*

### Objective

In developing this parkland we have in mind a number of simple objectives.

- 1 To provide parkland which would be attractive to the widest possible range of residents
- 2 To acquire the ownership of the land for the Parish Council to maintain it as parkland in perpetuity.
- 3 To provide it at the most economic cost with minimal impact on the Community Charge.
- 4 To provide a facility with a most cost-effective maintenance need.

### Plans

A prominent feature of our plan will be trees. We would like to establish around the whole perimeter, a bridle path approximately 12 feet wide. The inner boundary of the bridle path would be created by planting native trees of various sorts around the whole field. In the area of bridle way close to the access points we would obviously have to provide a firmer ground surface in order that the horse riding use would not render it inaccessible to pedestrian use. In establishing the bridle path we would obviously liaise with equestrian bodies to gain advice and specialist knowledge. We also believe that the bridle path could be used as a "pooch path" for dog owners to walk their dogs without fear of fouling the park areas.

There are currently several large piles of rubble. Rather than try to clear them we will utilise them to a positive effect. We would plan to bulldoze these piles into a number of gentle sloping mounds which we would cover thickly with top soil to create a more landscaped effect. The mounds would be planted with grass, shrubs and trees of various sizes. We are aware of a precedent for this type of approach within Essex, at the Ford Plant at Dagenham, and a magazine cutting which discusses this is attached for your information.

We would like to provide a water feature. In the general area of the south west corner we would like to provide a wildlife pond. Once again in this aspect we would look for some professional advice. However, we do have expertise available that suggests to us that the diversion of, or feeding from, the brook would provide, even in relatively dry conditions, sufficient flow to keep a pond topped up. What we have in mind is a relatively shallow well planted pond which would attract frogs, toads and plant life with the possibility of stocking it with small fish.

*Shirley*

Having carried out a survey of the existing pathways we are confident that most of them can be used to provide walkways across the park. After clearing superfluous areas of concrete and repairing those that are slightly damaged, we would propose to spray and tarmac the pathways to provide an attractive though durable covering. Between these formal pathways we would like to put some informal curved paths probably of a tree bark or gravel type.

Within at least one area bounded by pathways we would retain it simply as a rough cut grass to provide for children who wish, for example, to fly kites, play ball, etc.

In one corner, possibly the north east, we would plant a small copse, again of native trees. As well as providing a feature in its own right this would serve to absorb some of the noise coming from the nearby Clements Hall football pitches at weekends and minimise the effect on houses at the south of the park.

We would plan to add an additional point of access from the footpath at the north west corner. This would open up pedestrian access to the park from and beyond the Main Road, Hawkwell. We would thus have access points on four corners, opening up pedestrian access to a very wide area of housing.

We would propose to provide amenity seats at various points across the park.

#### Phasing

We previously explained that we would anticipate the development of the park being over something like a three year period. This would provide two benefits. First, a spreading of the financial cost and secondly to give us the opportunity to develop gradually the building of successful ideas and the dropping from the plan anything that does not work. That said, we obviously would want to see some quick results and would see the first year as consisting of something like this:

- : Filling pot holes.
- : Clearance of concrete walkways and removal of unwanted areas. Tarmacing of above.
- : Bulldozing of rubble piles and covering with top soil to create a landscaping effect. Seeding these areas.
- : Create the bridle path route by starting tree planting intermittently along the inner line of its route
- : Tree planting towards the eastern boundary to screen Clements Hall building.
- : Tree planting towards the northern boundary to screen houses.

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*Johnson*

We hope that the foregoing provides sufficient detail to enable the District Council to make a positive decision in favour of parkland. We would be very happy to take advice from knowledgeable bodies to assist us in selecting appropriate trees, shrubs, etc. and for the pond we would of course need to liaise with the necessary authorities.

We would reiterate that the Parish Council is ready and able to commit the funds necessary to create the proposed parkland. We believe that the consultation meeting clearly demonstrated the overwhelming support that exists for our proposals and we hope the District Council also comes to support them.

Yours sincerely

*I A Foster*

I A Foster  
Chairman Hawkwell Parish Council.

*Shaw*

001652



# Dagenham, where conservation and cars do mix

HOME & COUNTRY, October

The artificial kingfisher bank with its drainage pipe nesting holes and sand filled nest boxes must be unique. It overlooks Dagenham Breach, the largest stretch of water in the Ford Motorworks complex.

There are kingfishers about," said Chris Probert, and if they do decide to nest, then the 15,500 employees will be the first to hear — on the internal communication network.

Chris, a conservation consultant, has been given the gargantuan task of creating wildflower meadowland, wetland and woodland habitats on the huge industrial site at Dagenham in Essex. Although work is still at an early stage (planting only started two years ago) Ford has already won a major commendation in the Business and Industry Commitment to the Environment awards for its efforts to improve the working environment for employees.



The kingfisher bank

H&C was invited to see industry and conservation working together. Dagenham Breach, with its tufted ducks, coots and mute swans, was the first stop.

Insufficient cover meant there was nowhere for wildfowl to nest. Chris explained: "Floating rafts are the interim answer, whilst the reedswamp plants we've set around the lake edges, and the hundreds of saplings on the banks — willow, alder, rowan, guelder rose, dogwood, hawthorn, hazel and blackthorn — have a chance to grow."

Chris's special love is ponds (his book, *Pearls in a Landscape*, was reviewed in June H&C). One small



A secluded pool where reed warblers sing

shallow pool, with its reed-mace, purple loosestrife and hemp agrimony, has already attracted reed warblers (we could hear their churring song) and blue damselflies. It's a favourite picnic spot for employees at lunchtime," said Chris.

Ford's team of gardeners adapted quickly to cutting the grass in certain areas once a year — instead of once a week. At their first one-day conservation awareness course they were asked: "How many of you have a pond in your garden at home and a nesting box for birds?" They all had. "Then you know about wildlife gardening, we just want you to do it on a grander scale."

First tentative steps at 'greening' eyesore areas on the Thames-side site began 15 years ago. Bulldozers moved in to flatten disused buildings and scrap heaps.

"It was a great day when we suddenly realised that ground doesn't have to be flat," said Ken Bowden, the Ford spokesman. "Instead of bulldozing the blocks of concrete, we covered them up with subsoil."

Chris is taking advantage of the resulting man-made hills, planting trees on top of some to break the skyline, letting the grass grow long beneath so that butterfly-attracting flowers such as cowslip, vetches, birdsfoot trefoil and ladies bedstraw can set their seeds.

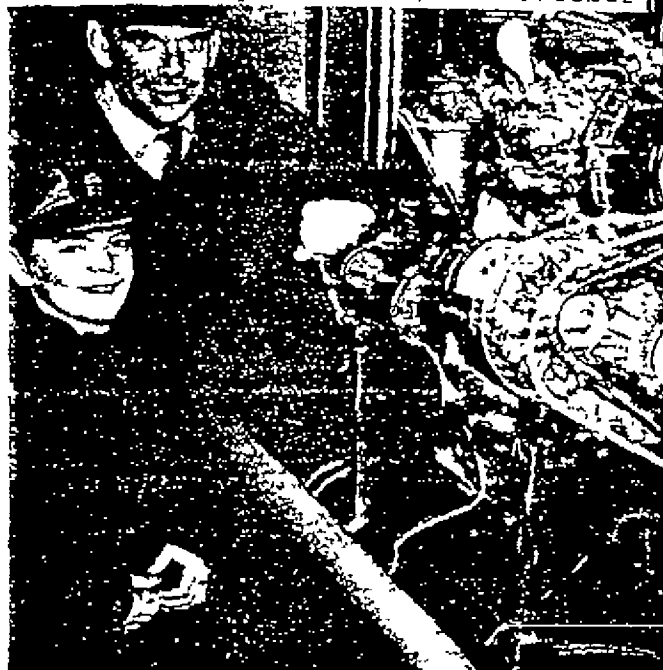
Log piles encourage small mammals and amphibians. The London Wildlife Trust has adopted a cutting beside the River Beam. Three hundred nest boxes for birds — and bats — have

been put up. Your wanderer Jack Short, a keen birdwatcher, has reported seeing 57 different bird species to date — including the vibrant kingfisher.

The next job is to tackle the foreshore. Tons of subsoil are being brought in to dump on top of blast furnace slag, foundry sand and rubble. A start has been made on tree planting, but everyone accepts that creating a wood on the shores of the River Thames will be a long hard struggle.

Tours around the Dagenham works can be booked in advance (see details in last month's 'Get going in a group' feature). Enjoy the conservation areas. And don't forget to look out for the oak tree, planted by your H&C representative, on that grim foreshore one hot day in July!

## Leamington Spa Courier, 5th October



Old ploughs and high-tech tractors gave families and guests a glimpse of Feeds through the ages at the Leamington plant's 50th anniversary celebrations.

Employees, their families and special guests were treated to a

spectacular fireworks display, a tour of the plant, demonstrations and displays on Sunday.

Above is Ford worker Philip Avery with his son, 11-year-old Philip, at the Ford engines display, 1989.

9 October 1990 —  
The Guardian

**B**RITISH pay bargaining will stay largely unchanged in the immediate wake of ERM membership, trade union leaders said yesterday.

The response of union leaders, from the Left and the Right, to the Government's plea that they cut this autumn's pay claims in the wake of entry was "It's business as usual."

"Our members are not economists, they're car-workers, busworkers, clerical workers," said Bill Mor-

Workers. "They're not influenced by technical arguments about the ERM. They want to know how they are going to pay the poll tax and feed their families. So we are sticking to inflation-plus settlements. We will continue to defend our members' interests in pounds, rather than ecus or deutschmarks."

Gavin Laird, general secretary of the engineering union, the AEU, agrees: "We are going to carry on ensuring that our members' wages and conditions match or exceed inflation. We operate in the private sector and our wage deals will always reflect profitability and pro-

ductions will succeed in maintaining real wage rates in the coming wage round. The motor industry, which sets the pace in industrial pay, has already put down a benchmark of 13 per cent at Ford, with its two-year inflation plus two-and-a-half per cent deal signed last year. And the lagged effect of a high pound, combined with skilled labour shortages, should mean employers will be reluctant to make a slight cut of inflation-proof deals for the time being.

"ERM entry has come too late to have an effect on the autumn pay round," John Edmonds, leader of the gen-

the technical union MSF, said employers would find it difficult to impose real wage cuts. "Our members just will not accept them."

The appeal by the Employment Secretary, Michael Howard, for unions to trade wage claims for jobs now that the option of effective devaluation has gone, cuts little ice among pay bargainers. Responsibility for unemployment, which all expect to rise as a result of the rate of ERM entry, is placed squarely with the Government.

"We have gone in at far too high a rate," says Ken Gill. "Manufacturing is going to

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Shaw

ROCHFORD DISTRICT COUNCIL

LEISURE SERVICES COMMITTEE - 20TH NOVEMBER 1990

MINUTES OF THE MEETING WITH REPRESENTATIVES OF ROCHFORD SPORTS COUNCIL

Representing The Rochford District Council Councillors R S Allen (Chairman), S N Jarvis, Mrs S J. Lemon, C R Morgan and J M. Roden

Representing The Rochford Sports Council. P Ward, Mrs J. Little and C H S Moore.

49. APPOINTMENT OF CHAIRMAN

Resolved that Councillor R S Allen be appointed Chairman for the remainder of the Municipal Year.

50. MINUTES

The Minutes of the Meeting held on 8th November 1989 were approved as a correct record subject to it being noted that Minute 44 should refer to the Disabled Olympic Athlete Keith Clarke

51. MATTERS ARISING

The Sports Council representatives pointed out that advice was awaited on the current situation regarding provision of a free weight training facility (AGE)

52. FESTIVAL OF SPORT

The Sports Council representatives referred to the existing arrangement whereby the Finals Day for the Festival of Sport was normally held on the third Saturday in July at King Georges Field, Rayleigh with an admission fee being charged to the public. They thought that a better attendance might be achieved if the Finals Day were held on a Sunday and asked whether consideration could be given to that suggestion. Some doubt was expressed as to whether this could be permitted, but the Sports Council representatives were advised that the request would be put to the Leisure Services Committee for consideration

53. CHANGING FACILITIES AT ROCHFORD PLAYING FIELD

The Sports Council representatives were advised that whilst sympathetic to the needs of the annual two day Hockey Tournament held at the above venue there was little likelihood of the changing facilities being upgraded in the foreseeable future, but Members suggested the possibility that arrangements could be pursued through the County Education Service to use the ancillary facilities at Rocheway

54. FOULING OF OUTDOOR PLAYING SURFACES BY DOGS

Reference was made by the Sports Council representatives to problems of dog fouling encountered by teams using outdoor playing surfaces within the District and they were advised both of pending Government legislation for the curbing of this nuisance and of the measures being taken by the Council to ameliorate the problem locally

MINUTEMAN

DATE

12 Feb 91 J. Moore 001654

ROCHFORD DISTRICT COUNCIL

Minutes of the Development Services Committee

At a Meeting held on 22nd November 1990 Present: Councillors C.I Black (Chairman), Mrs V J Arnold, P A Beckers, B A Crick, T. Fawell, D F Flack, Mrs H L A Glynn, M J Handford, Mrs E M. Hart, Mrs. J Helson, R A Pearson, S.A Skinner, Mrs. M W Stevenson, R E Vingoe, Mrs L Walker, D.A Weir and D C Wood

Apologies Councillors R S Allen, A J Harvey and A. Stephens

Visiting. Councillor Miss B.G J Lovett

654 MINUTES

Resolved that the Minutes of the Meeting of 16th October 1990 be approved as a correct record and signed by the Chairman

655 MONITORING OF PERFORMANCE - MEETINGS OF 29TH MARCH, 10TH JULY AND 11TH SEPTEMBER 1990

The Committee were satisfied that all necessary action had been taken. Minutes 254/87(DD), 259/87(SEC), 198/90(HES,DD,SEC), 200(1)/90(SEC), 410/90(SEC), 411/90(SEC), 415/90(SEC) and 417/90(SEC) were carried forward

On Minute 203/90 - Site of the Former Properties Known as 1-3 (inclusive) Bedford Row Cottages, Church End, Paglesham - the Secretary to the Council advised the Committee that the land disposal had been completed that day

656 ANGLIAN WATER MATTERS (Minute 400/90)

In the absence of a representative from Anglian Water Services Limited the Chairman asked Members to raise any questions they might have through the Head of Environmental Services (4657)(HES)

657. DIAL-A-RIDE SCHEME (Minute 403/89)

Having reminded Members of the purpose and joint funding arrangements for the Dial-a-Ride scheme which had been extended earlier this year to the Rochford District the Secretary to the Council reported advice from the Chief Trading Standards Officer that the cost per single journey had been increased from 60p to 75p and that the weekday hours of operation of 9a.m to 5p m. had been extended to 7.30p.m. on Tuesday, Wednesday and Thursday together with an additional service between 9a.m. and 5p m on Saturday

Members accepted albeit with some reluctance that it had been necessary to increase the charge made to passengers noting that the service was still cheaper than alternative methods of transport. They were pleased that additional hours were being provided and it was suggested that the possibility of providing a late night service on one evening of the week might be investigated. It was noted that the scheme might be extended into Castle Point in 1991 which would spread the administrative cost involved. In response to a point raised by a Member the Chairman asked whether the availability of registration forms at doctors surgeries could be pursued.

RECOMMENDED That the revisions to the scheme be noted and the Chief Trading Standards Officer be advised of the foregoing comments. (897)(SEC)

*C. Black*

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Development Services

658 HULLBRIDGE FORESHORE - PUBLIC OPEN SPACE (Minute 410/90)

The Secretary to the Council reported on a further opportunity for the Council to exchange land with an owner affected by the proposed Compulsory Purchase Order which would reduce the Council's purchase cost and remove from the Council any future maintenance obligation for the land

RECOMMENDED That the Secretary to the Council be authorised to negotiate an exchange of land if required by a landowner involved in the Compulsory Purchase Order with a view to securing the acquisition of land required for the Public Open Space Scheme on such terms as may be agreed by the Valuers and the Secretary to the Council. (32580)(SEC)

659 ON-STREET PARKING RESTRICTIONS - BROOK CLOSE, ROCHFORD (Minute 470(11)/90)

The Head of Environmental Services reported that the Planning Services Committee had asked for consideration to be given to the possibility of restricting on-street parking in Brook Close, Rochford.

The Committee noted that this matter had been raised with the Essex County Council and Essex Police at the Rochford District Traffic Liaison Meeting. Their response had been that any on-street parking restrictions within such a cul-de-sac would not be justified for traffic regulation, would set an undesirable precedent and present the Police with grave enforcement difficulties with their present manpower levels. The Chairman referred to the possibility of group arrangements being pursued with County for the installation of dropped kerbs to overcome on-street parking problems and in the light of concern expressed by Members at the need to improve the situation in Brook Close it was

RECOMMENDED (1) That the District Plan Working Party be asked to bear in mind the on-street parking problems in Brook Close, Rochford in the event of it proving possible to negotiate a group scheme with the County Council for the installation of dropped kerbs.

(2) That the Planning Services Committee be advised accordingly (902)(SEC)

660. HIGHWAYS ACT 1980 - SECTION 119  
PROPOSED DIVERSION OF FOOTPATHS 3, 5, 31, 33 AND 34 BARLING MAGNA

The Secretary to the Council reported receipt of an application from C. Rayner Limited of Great Wakering for diversion of all or part of the above-mentioned public rights of way, all of which were lightly used and crossed arable field making cultivation difficult.

Having been advised at the request of a Member of the procedure involved the Committee noted the proposed diversions and that the alternative routes would be no less convenient to the public and would facilitate better land management. The proposals had been drawn up in conjunction with Essex County Council who had suggested the inclusion of a new path running parallel with Barling Road and a short link south of Barling Road, for reasons of highway safety

RECOMMENDED That the application be approved in principle and that the Secretary to the Council be authorised to commence the Public Path Diversion procedure (8340)(SEC)

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Development Services

661. TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 257  
PROPOSED DIVERSION OF PART OF FOOTPATH 22 RAYLEIGH

The Secretary to the Council reported receipt of an application on behalf of Beazer Homes (East) Limited for an Order under the provisions of Section 257 of the Town and Country Planning Act 1990 diverting part of Footpath 22 Rayleigh away from the boundary of the approved residential development at Little Wheatleys and re-routing it within the new estate, which had been discussed by the Little Wheatleys Panel when they had considered the development proposals in detail earlier this year. Members expressed reservations about the concept but on balance the Committee

RECOMMENDED That the proposal be approved in principle and the Secretary to the Council be authorised to commence the diversion procedure (8346)(SEC)

662. NAMING OF STREETS - DEVELOPMENT AT SITE OF MATCHBOX FACTORY, WEST OF  
ASHINGTON ROAD, ROCHFORD

The Committee considered the report of the Secretary to the Council regarding the need to name and number the new streets within the above new estate and having noted that the developer had asked the Council to identify suitable names discussed the suggestions put forward in the report but concurred with the Ward Member that two of the names should be altered so as to incorporate reference to the previous use of the site.

At the request of a Member the Chairman asked that arrangements be made for a copy of Section 17 of the Public Health Act which governed street name adoption to be placed in the Members' Room for information

RECOMMENDED That the following street names be adopted for the new streets now under construction by Fairview Estates (Housing) Limited on land west of Ashington Road, Rochford -

"Lesney Gardens" for the spine road to be accessed from Barbara Close

"Steeple Close" and "Sandon Close" for the two cul-de-sacs off the west side of that spine road at the northern and southern ends respectively

"Leecon Way" for the cul-de-sac off the east side of that spine road.  
(923)(SEC)

663. HORSE RIDING WORKING PARTY

The following matters arose out of the Committee's consideration of the appended Minutes of the Meeting held on 29th October 1990:-

(i) Footpath 3 Hullbridge - Blounts Wood to Hullbridge Road, Rayleigh  
(Minute 117)

The Committee noted confirmation from the Ward Member that the existing route was a Footpath.

(ii) Spencers Nurseries, Hawkwell (Minute 118)

Concern was expressed that the question of whether or not to provide equestrian access to this site should be considered as part of the overall scheme by the joint Panel of Members which had been set up by the Leisure Services Committee and it was

*upblack*

Development Services

RECOMMENDED That arrangements be made accordingly (20785)(SEC)

(iii) Plumberow Mount to Church Road, Hockley (Minute 119)

At the suggestion of a Member it was agreed to ask the Horse Riding Working Party to investigate the potential to link the route to Plumberow Avenue at Apex Corner by way of Footpath 13.

RECOMMENDED That arrangements be made accordingly. (23652)(SEC)

664 DISTRICT PLAN WORKING PARTY

In considering the Minutes of the Meeting held on 14th November 1990 the Committee noted advice from a Member under Minute 143 - Car Parking Study - that Paglesham had car parking problems also and accepted that it should be included within the study

The Committee accepted a revised form of wording in respect of sub-paragraphs (6) and (15) of the new Policy LT7 as set out under Minute 146

It was agreed on the nomination of the Conservative Group that Councillor Miss B.G.J Lovett should be appointed as the remaining representative to attend the Member level Meeting referred to under Minute 148 - Master Plan For Southend Airport

RECOMMENDED (1) That the studies on car parking in the District be made available to the County Surveyor.

(2) That in the light of the County Surveyor's report the Officers produce a draft policy document on Car Parking in the Rochford District.

(3) That the timetable for consideration of the remaining problem areas in the District be amended by the inclusion of Paglesham (902)(SOL) (Minute 143(1) Car Parking Study - General)

(4) That the residents in west Rayleigh be consulted to ascertain the level of interest in a group scheme, co-ordinated by Rochford Council for the construction of dropped kerbs to facilitate vehicles being parked clear of the highway and subject to the level of interest in such a scheme the necessary arrangements be made to bring it into operation

(5) That a leafleting campaign be carried out to increase residents' awareness of the need to park their cars clear of the highway if this can be achieved.

*upheld*  
(6) That a questionnaire be circulated to determine the likely uptake of residents' parking permits and that a further report be made to a future Meeting of the Working Party detailing the cost implications of such a scheme.

(7) That County Highways be requested to extend the 10a.m to 12noon waiting restrictions along Purleigh Road as far as the junction with Grange Gardens and to consider their introduction in Birch Close, for a suitable distance along Langdon Road and along the layby outside 22 to 44 London Road, Rayleigh

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(8) That further consideration be given to the parking restrictions in Leasway vis-a-vis those in Love Lane, Rayleigh (902) (SOL) (Minute 143(ii) Car Parking Study - Rayleigh West)

(9) That no further action be taken on the relocation of the Market from its current site and that the suggested extension of the Market Car Park be not pursued. (902) (Minute 143(iii) Car Parking Study - Market Car Park, Rayleigh)

(10) That the Highway Authority be asked to consider reserving the two-car layby in Rayleigh High Street for disabled drivers only and introducing appropriate traffic measures to control traffic queuing for access to the parking lagoon along the High Street between its junctions with Crown Hill and Bellingham Lane. (933) (HES) (Minute 143(iv) Car Parking Study - Car Parking Business Survey)

(11) That the residents in Hockley be consulted to ascertain the level of interest in a group scheme, co-ordinated by Rochford Council for the construction of dropped kerbs to facilitate vehicles being parked clear of the highway and subject to the level of interest in such a scheme the necessary arrangements be made to bring it into operation.

(12) That a leafleting campaign be carried out to increase the residents' awareness of the need to park their cars clear of the highway if this can be achieved.

(13) That a questionnaire be circulated to determine the likely uptake of residents' parking permits and that a further report be made to a future Meeting of the Working Party detailing the cost implications of such a scheme (Minute 143(v). Car Parking Study - Problem Areas Identified by Councillors)

(14) That no further action be taken in respect of -

(i) land to the west of Rochford Station

(ii) car parking within Rochford Hospital at this time

(iii) use of the restaurant car park in Southend Road, Hockley (Minute 143(vii). Car Parking Study - Summary of Progress)

(15) That Clause (i) of Policy GB8 be amended to read as follows.-

THE REBUILD OF EXISTING DWELLINGS IN THE METROPOLITAN GREEN BELT WILL, IN PRINCIPLE, BE PERMITTED PROVIDING THAT:

(1) THE TOTAL SIZE OF THE NEW DWELLING SHALL NOT EXCEED EITHER.

(A) 35 SQUARE METRES IN FLOOR AREA ABOVE THE SIZE OF THE HABITABLE FLOOR SPACE OF THE ORIGINAL DWELLING, OR

(B) THE SIZE OF THE ORIGINAL DWELLING TOGETHER WITH THE MAXIMUM PERMITTED DEVELOPMENT ALLOWANCE PROVIDED FOR BY SCHEDULE 2, PART 1 AND CLASS A OF THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988, OR

*up back*

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- (C) THE SIZE OF THE HABITABLE FLOORSPACE OF THE DWELLING LAWFULLY EXISTING AT THE TIME OF THE APPLICATION

WHICHEVER IS THE GREATER. (2081)(DD) (Minute 144: Policy GB8 - Rebuild of Existing Dwellings in the Green Belt)

(16) That Policy EB3 be amended to read as follows

THE COUNCIL WILL ALLOCATE ADDITIONAL LAND FOR BUSINESS PURPOSES AS FOLLOWS:

(a) FOR DEVELOPMENT POST 1990:

(i) LAND IN RAWRETH LANE, RAYLEIGH EAST OF PARK SCHOOL - B1 USES ONLY (1.8 HECTARES)

(ii) LAND AT BROOMHILLS, STAMBRIDGE ROAD, ROCHFORD - B1(b) USES ONLY (4 HECTARES)

(iii) LAND BETWEEN AVIATION WAY AND THE PROPOSED B1013 ACCESS TO SOUTHEND LINK ROAD - B1 AND B8 USES ONLY (1.82 HECTARES)

(b) FOR DEVELOPMENT POST 1995

LAND AT AVIATION WAY WEST OF THE PROPOSED B1013 ACCESS TO SOUTHEND LINK ROAD - B1 USES ONLY (11.66 HECTARES)

(17) That Southend Borough Council be informed that due to the changed circumstances outlined in their letter of 19th October 1990 it is considered that it would be preferable for each District to pursue their employment land requirements independently for the time being via their Local Plans and that this Council would object in principle to the proposal in the Submission Draft Local Plan to designate land at Fossetts Farm east of Sutton Road as an Area of Special Restraint and urge that it remains as Green Belt (2081)(DD) (Minute 145: Identification of Additional Land for Employment/Industrial Purposes With Particular Reference to Land West of Aviation Way)

(18) That Policy LT7 relating to golf courses be amended to read as follows:-

- (1) APPLICATIONS FOR GOLF COURSE FACILITIES MAY ONLY BE FAVOURABLY CONSIDERED WHERE -

(i) THEY ARE NOT WITHIN OR LIKELY TO ADVERSELY AFFECT SITES OF SPECIAL SCIENTIFIC INTEREST.

(ii) THEY WILL NOT HARM WILDLIFE OR NATURE HABITATS OF ACKNOWLEDGED CONSERVATION IMPORTANCE.

*upheld*  
(iii) THE RESULTING LANDSCAPE AND BUILDINGS WILL NOT BE ALIEN TO THE TRADITIONAL ESSEX WORKING LANDSCAPE PARTICULARLY WHERE THEY ARE OPEN TO LONG VIEWS.

(iv) THE SITE IS NOT UNDULY PROMINENT DUE TO THE LAND FORM

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## Development Services

- (2) PREFERENCE WILL BE GIVEN TO GOLF FACILITIES LOCATED IN AREAS OF DAMAGED LANDSCAPE OR LANDSCAPE IMPROVEMENT AREAS, WHERE THE ECOLOGY WOULD NOT BE HARMED
- (3) THE LOCATION OF GOLF FACILITIES SHOULD BE SUCH THAT THEY ARE READILY ACCESSIBLE TO THE POPULATION THEY ARE INTENDED, TO SERVE AND NOT IN ISOLATED SITUATIONS WHERE THE TRAFFIC GENERATED WOULD BE LIKELY TO BE DETRIMENTAL TO THE RURAL ROADS AND ENVIRONMENT. THEY SHOULD BE WELL RELATED TO THE MAIN ROAD NETWORK WITH ADEQUATE PARKING FACILITIES PROVIDED AND ACCESS THROUGH RESIDENTIAL AREAS SHOULD BE AVOIDED
- (4) WHERE GOLF FACILITIES ARE PROPOSED ON HIGH QUALITY AGRICULTURAL LAND THERE SHALL BE A STRONG PRESUMPTION AGAINST SUBSTANTIAL BUILT DEVELOPMENT, EARTH MOVEMENT AND THE CREATION OF WATER FEATURES WHICH COULD PREVENT THE LAND SUBSEQUENTLY REVERTING TO AGRICULTURE IF REQUIRED
- (5) SPECIAL ENVIRONMENTAL CONSIDERATIONS WILL APPLY TO THE SITING AND DESIGN OF FACILITIES SUCH AS GOLF DRIVING RANGES TO ENSURE THAT THEY ARE NOT INTRUSIVE OR DETRIMENTAL TO AMENITY, BEARING IN MIND THE USUAL REQUIREMENTS FOR EXTENSIVE FENCING AND FLOODLIGHTING AND THE MORE INTENSIVE NATURE OF THE USE. CONDITIONS WILL BE IMPOSED GOVERNING THE HOURS OF OPERATION OF FLOODLIGHTS
- (6) FULL DETAILS OF THE COURSE LAYOUT AND THE DESIGN, SITING AND INTERNAL LAYOUT OF BUILDINGS WILL BE REQUIRED TO ACCOMPANY THE APPLICATION AT ITS INITIAL SUBMISSION. THE SCALE OF ANY ASSOCIATED CLUBHOUSE AND OTHER BUILT DEVELOPMENT WILL BE REQUIRED TO BE KEPT TO A REASONABLE MINIMUM COMMENSURATE WITH THE TYPE AND SCALE OF GOLF FACILITIES PROPOSED. PREFERENCE WILL BE GIVEN TO THE RE-USE OF REDUNDANT FARM BUILDINGS, AND THE DESIGN AND MATERIALS OF ALL NEW BUILDINGS WILL BE REQUIRED TO BE IN THE VERNACULAR ESSEX STYLE. POLICY LT4 WILL ALSO BE TAKEN INTO ACCOUNT IN CONSIDERING THESE ASPECTS
- (7) WHERE THE CASE FOR STAFF ACCOMMODATION IS SUBSTANTIATED TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY IT MUST BE DESIGNED AS AN INTEGRAL PART OF THE CLUBHOUSE AND CONDITIONS WILL BE IMPOSED RESTRICTING THE OCCUPANCY TO PERSONS EMPLOYED BY THE GOLF CLUB.
- (8) CONDITIONS WILL BE IMPOSED PROHIBITING THE USE OR OCCUPATION OF ANY CLUBHOUSE, DWELLING OR OTHER BUILDING UNTIL AT LEAST 9 HOLES OF THE COURSE HAVE BEEN LAID OUT AND ARE READY FOR PLAY, AND COVERING THEIR AFTER-USE SHOULD THE GOLF COURSE CEASE TO FUNCTION
- (9) THE COUNCIL WILL REQUIRE ALL APPLICATIONS TO INCORPORATE A SCHEME OF LANDSCAPING AND PLANTING, INCLUDING THE RETENTION OF EXISTING FEATURES WHERE APPROPRIATE, WHICH WILL POSITIVELY ENHANCE THE APPEARANCE OF THE GOLF COURSE AND THE SURROUNDING ENVIRONMENT AND MAKE A CONTRIBUTION TO NATURE AND WILDLIFE CONSERVATION AND THE PROVISION OF HABITATS. THE SUBMISSION OF AN ECOLOGICAL STATEMENT WILL BE REQUIRED TO ACCOMPANY THE APPLICATION
- (10) ONLY THOSE BUILT FACILITIES ESSENTIAL TO THE RUNNING OF A GOLF COURSE WILL IN PRINCIPLE BE PERMITTED AND APPLICATIONS FOR GOLF FACILITIES WILL BE REQUIRED TO MAINTAIN PUBLIC ACCESS TO THE AREA FOR WALKERS AND HORSE RIDERS WHERE EXISTING PUBLIC RIGHTS OF WAY ARE INVOLVED, AND MAY BE REQUIRED TO PROVIDE ADDITIONAL SUCH FACILITIES OR NEW ONES WHERE THEY DO NOT EXIST

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- (11) APPLICATIONS INCORPORATING BUILT ELEMENTS UNRELATED TO THE PLAYING OF GOLF SUCH AS INDOOR SPORTS FACILITIES, HOTELS OR RESIDENTIAL DEVELOPMENT WILL NORMALLY BE REFUSED
- (12) THE COUNCIL WILL ENDEAVOUR TO ENCOURAGE THE PROVISION OF FAMILY GOLF FACILITIES AND OF GOLF COURSES AVAILABLE TO THE GENERAL PUBLIC ON A PAY AND PLAY BASIS, PREFERABLY BY MEANS OF AGREEMENTS UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990
- (13) THE LAYOUT OF THE FAIRWAYS SHALL BE SUCH THAT NO DANGER IS LIKELY TO OCCUR TO USERS OF ADJACENT HIGHWAYS AND RIGHTS OF WAY OR RESIDENTIAL PROPERTIES BY STRAY GOLF BALLS THE USE OF HIGH FENCING SHOULD BE AVOIDED WHEREVER POSSIBLE.
- (14) THERE SHALL BE A PRESUMPTION IN FAVOUR OF THE PRESERVATION OF ARCHAEOLOGICAL SITES WHERE THIS IS NOT POSSIBLE, PERMISSION WILL ONLY BE GRANTED SUBJECT TO PROVISION BEING MADE FOR ARCHAEOLOGICAL INVESTIGATION AND RECORDING OF THOSE SITES WHICH WILL BE DESTROYED BY THE SCHEME, THE FUNDING OF SUCH WORK TO BE MET BY THE DEVELOPER
- (15) THE LOCAL PLANNING AUTHORITY WILL SEEK THE USE OF A SECTION 106 AGREEMENT OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO REGULATE THE PHASING AND IMPLEMENTATION OF THE COURSE AND THE USES OF THE RELATED BUILDINGS WHERE APPROPRIATE (2081)(DD) (Minute 146 Review of Policy LT7)

(19) That the requirements for new and expanded libraries for Rochford and Great Wakering be discussed with the County Council and the outcome reported back to the Working Party.

(20) That the provision of a new fire station site in the Brays Lane area and the future of the existing site be discussed with the County Council and the outcome reported back to the Working Party

(21) That the requirement of the Essex Water Company for local storage in the Hullbridge area be incorporated in the Local Plan Review

(22) That the requirements of the National Rivers Authority including the following Flood Protection Policy be incorporated in the Local Plan Review -

"THERE WILL BE A PRESUMPTION AGAINST DEVELOPMENT, INCLUDING THE RAISING OF LAND WHERE, IN THE OPINION OF THE LOCAL PLANNING AUTHORITY AFTER CONSULTATION WITH THE NATIONAL RIVERS AUTHORITY SUCH DEVELOPMENT WOULD BE LIKELY TO IMPEDE MATERIALLY THE FLOW OF FLOOD WATER OR INCREASE THE RISK OF FLOODING ELSEWHERE, OR INCREASE THE NUMBER OF PEOPLE OR PROPERTY AT RISK."

*upland*

(23) That the request of the North East Thames Regional Health Authority for the Council to take into consideration the "Care in The Community" policy and if appropriate to refer to the need for sites for community care facilities be incorporated into the Local Plan Review.

(24) That the comments of the Southend Health Authority be noted and incorporated into the Local Plan Review on the basis that this Council supports retention of the existing use of the hospital site but in

## Development Services

the event of land on the site becoming available, that would need to be the subject of a separate study as to the effect on the District Plan (2081)(DD) (Minute 147 Review of the Local Plan Chapter 10 - Public Utilities, Health and Social Services)

(25) That further reports be made to a future Meeting of the Working Party on those matters to enable a revised draft Local Plan to be produced and put on deposit for public consultation (2081)(DD) (Minute 149 Updating the District Plan)

(26) That the proposed methodology for dealing with the deficiencies in service provision identified in the Corporate Plan be approved and that Ward Members be involved at the appropriate time (2081)(DD) (Minute 150 Corporate Plan - Identification of Deficiencies in Service Provision)

## 665 CORPORATE PLAN - THE PHYSICAL ENVIRONMENT - CORPORATE PRIORITY C1 (Minute 409/90)

The Secretary to the Council reminded Members of the purpose of this priority, in connection with which a list of environmentally unsatisfactory areas and visually unattractive parts of the District had been prepared and sent to Members, Parish Councils and Rayleigh organisations to enable them to add any other sites of which they were aware

The Committee had before them copies of the updated list and asked that all those items which related to litter problems should be referred to the Health and Housing Services Committee for them to take into account in determining their priorities

With regard to the remaining matters it was accepted that these could be dealt with by an Officer Working Party to prepare a prioritised programme noting that many of the sites were in private ownership and solutions would require substantial investment and Officer time. Once the Committee had agreed a prioritised programme the individual priorities could be identified in the Corporate Plan and allocated to departments as targets through the appraisal process.

A Member referred to the unsightly appearance of unauthorised advertisements of a permanent or semi-permanent nature often located at prominent sites within the open countryside and the Chairman asked that this be dealt with as a separate matter at the next Meeting.

RECOMMENDED (1) That the Health and Housing Services Committee be asked to deal with the sites identified in Appendix 2 where litter problems exist.

(2) That an Office Working Party be established to prepare and report on a prioritised programme for dealing with the sites in Appendix 1. *Cyber*

(3) That a report be made to the next Meeting on the problem of unauthorised advertisements in the open countryside. (2159)(DD, SEC)

Development Services

666 POST OFFICE FACILITIES - SUB-POST OFFICE, STATION ROAD, RAYLEIGH  
(Minute 219/89)

The Director of Development advised Members of the reasons why this Sub-Post Office had been closed and of the possibility that it would not re-open in consequence of which it was

RECOMMENDED (1) That a representative of Post Office Counters Limited be invited to attend the next Meeting of this Committee to explain matters in more detail

(2) That in the meantime this Council express its concern at the continuing closure of this facility and the possibility that it would not re-open. (232)(SEC)

667. RUSSELL GROVE/STAMBRIDGE ROAD, ROCHFORD - PROPOSED WAITING RESTRICTIONS

The Head of Environmental Services reported details of new waiting restrictions proposed by the County Council in respect of the junction of Russell Grove and Stambridge Road.

RECOMMENDED That the Essex County Council proposals be supported (933)(HES)

668 HIGHWAYS SERVICE REVIEW (Minute 482/90)

With the consent of the Chairman pursuant to Standing Order 26 2 the Director of Development reported recent receipt of advice from County Council that there was to be a Meeting of all Essex Authorities at County Hall on 5th December 1990 to discuss the above review for which purpose the Council had been invited to nominate six representatives including Officers Furthermore the Essex County Branch of the ADC had arranged a Meeting on 10th December 1990 and Chief Executives were being invited to attend together with Council Leaders

Since the post of Leader of the Council no longer existed some Members argued that the four Group Leaders should be nominated but others thought only one Member was being invited Pending further advice from the ADC the matter was left for determination by the Policy and Resources Committee.

RECOMMENDED (1) That the Council be represented at the Meeting with County by those Members already nominated in respect of the South East Essex Traffic Study together with the Director of Development and that attendance be regarded as an approved duty,

(2) That the Policy & Resources Committee be asked to determine Member representation at the ADC Essex Branch Meeting. (45)(SEC,DD)

669 STAMBRIDGE ROAD, ROCHFORD

With the consent of the Chairman pursuant to Standing Order 26.2 a Member asked whether this Council could take any steps to monitor accidents on the de-restricted section of Stambridge Road where a fatal accident had occurred recently, bearing in mind that the industrial development at

Development Services

Broomhills would when completed generate a significant amount of additional traffic. He was advised that the Highway Authority were aware of the problems and were monitoring the situation.

670 EXCLUSION OF THE PUBLIC

Resolved that under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following item of business on the grounds that it involves the likely disclosure of Exempt Information as defined in paragraph 7 of Part I of Schedule 12A of the Act.

671. CONVERSION OF FORMER COUNCIL PROPERTIES INTO SELF-CONTAINED FLATS - 27 MIDDLEMEAD, ROCHFORD (Minute 581/90)

The Secretary to the Council reported in confidence on the history of the above property, the progress being made on the current conversion, the purpose of the existing covenant and the legal position governing its removal which would provide for payment of full betterment value to the Council and it was

RECOMMENDED That the Secretary to the Council be authorised to negotiate relaxation of the covenant as to building in respect of 27 Middlemead, Rochford subject to imposition of a new covenant restricting further development and subject to a surveyor's valuation to allow conversion of the property to three self-contained flats in accordance with the conditions of the planning permission and to payment of the Council's surveyor's and legal fees and on such other terms and conditions that the Secretary deems fit. (12274)(SEC)

*upback*

ROCHFORD DISTRICT COUNCIL

DEVELOPMENT SERVICES COMMITTEE - 22ND NOVEMBER 1990

MINUTES OF THE HORSE RIDING WORKING PARTY

At a Meeting held on 29th October 1990 Present

Rochford District Council	)	Councillor C I Black (Chairman)
Representatives	)	Mr D S.W Collins
	)	Mr. R. Cornwell

Essex County Council "Ways - Miss K Haines  
Through Essex

Essex County Council County - Mr A Swain  
Surveyor's Department

Open Spaces Society - Mrs J. Howe

Essex Bridleways Association - Mrs. A. Pollock

British Horse Society/ - Mr. H. Smith  
H.O.R.S.E.

H.O R.S.E /National Farmers - Mr. W.H R Squier  
Union

Apologies for absence were received from Mrs. D. Graham and  
Mr. L Jessen

111 APPOINTMENT OF CHAIRMAN

Councillor Black was appointed Chairman of the Working Party for the  
remainder of the municipal year.

112 MINUTES

The Minutes of the Meeting held on 25th April 1990 were approved as a  
correct record, subject to the inclusion of the words "by British Horse  
Society, H.O.R.S.E. and the Essex Bridleways Association" after the word  
"undertaken" in the first line of Minute No. 108(i)

113. MATTERS ARISING FROM THE MINUTES

(a) Footpath 7 Ashingdon - The Essex County Council representatives could  
report little progress on this route due to difficulties in securing  
sufficient width at points on the route in the vicinity of Durham Road.  
It was however suggested that the owner of Pulpits Farm might be in a  
position to make land available at the western end of the route which  
would enable the route to be opened at least as far as its junction with  
Durham Road, from where access could be obtained to Rectory Road It was  
agreed that the owner of Pulpits Farm should be advised to make her offer  
direct to Essex County Council, who as Highway Authority would be  
responsible for dedication of the land.

*Cuplock*

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(b) Access to Foulness Island - Mr. Collins reported receipt of a letter from the Ministry of Defence Land Agent to the effect that no approval could be given for access by horse riders to Foulness Island and that current access arrangements would remain in force. Limited access to the Island was necessary for security and safety reasons. In those circumstances, the Land Agent did not feel that a meeting with the Working Party would be productive.

(c) White Hart Lane (unadopted) Hawkwell - Mr. Collins reported that Essex County Council had been approached regarding the making of a traffic order prohibiting access to the unadopted part of White Hart Lane by motor vehicles except for access to the two or three properties with rear access to the Lane. Essex County Council had replied that such a proposal had been examined about 2 years ago, but had been vetoed by the Chief Constable on the grounds that a prohibition order would be difficult to enforce. Having regard to the views of the Chief Constable, the County Council had declined to take any action on the Council's request.

114. PUBLIC RIGHTS OF WAY - UPGRADING OF FOOTPATHS TO BRIDLEWAYS

The report made to the Development Services Committee on 16th October 1990 was noted by the Working Party.

115. BRIDLEWAY 10 ROCHFORD

Mrs. Pollock referred to a consultation exercise carried out by Southend on Sea Borough Council relating to the siting and construction of the crossing point of the proposed new road linking Hall Road with Eastwoodbury Lane. She said that the exercise had been carried out in a most haphazard way with no proper consultation with the various horse riding groups. It was noted however that an underpass was proposed to carry the bridleway under the new road which would be at the point where it turned west towards the Rochford/Southend boundary. It would initially be shared with the light railway which carried brick earth to Cherry Orchard Brickworks. It was agreed that a letter should be sent to Southend on Sea Borough Council giving the names and addresses of the appropriate persons to contact in each of the horse riding organisations, in order that proper contact could be made on any such matters raised in the future.

116. PERMISSIVE ROUTE - GUSTED HALL TO MOUNT BOVERS LANE

Attention was drawn to several incidents at the Gusted Hall Lane end of this route involving a person who appeared to be an employee of the landowners. Mr. Collins stated that he was not aware of any difficulties regarding the future use of the permissive route and that its use was in any event regulated by a written agreement. It was agreed that a close watch should be kept on the future use of this route, and that details of the arrangements for termination of the agreement should be made available to the Chairman.

117. FOOTPATH 3 HULLBRIDGE - BLOUNTS WOOD TO HULLBRIDGE ROAD, RAYLEIGH

*Copy back*  
Mrs. Pollock referred to difficulties with the present landowner which had arisen since work had commenced on the golf courses and asked if any application had been made for diversion of the above footpath. Miss Haines reported upon discussions which had been held between the County Council and the landowner which had resulted in provisional agreement for the construction of a bridleway commencing at the eastern boundary of the golf course and proceeding around the south and east boundaries to Hullbridge Road at the point where footpath 3 terminated.

There would also be an alternative route from the southern boundary of the golf course which would terminate in Ferndale Road near to the railway line. The public footpath would remain in its present position. A number of details remain to be worked out but Miss Haines was confident that the scheme would become a reality.

118 SPENCERS NURSERTES, HAWKWELL

Reference was made to the difficulty of access to this land from Thorpe Close, and a request was made for a small gate to be installed which would admit horses but not vehicles. The Chairman reminded Members of recent events relating to this site, and it was agreed that following a decision as to the future use of the site, a site meeting be arranged between representatives of the horse riding organisations and the officers to discuss this request and the layout of the proposed riding area.

119 PLUMBEROW MOUNT TO CHURCH ROAD, HOCKLEY

Mr Swain stated that no progress had been made with this suggested route, but that it was considered to have advantages and would be investigated. Mr Collins pointed out that at present the route could be linked to Plumberow Avenue only through Plumberow Mount, which might be unsuitable due to its narrow frontage to Plumberow Avenue. It was agreed that Mr. Swain report back to the Working Party at a future meeting.

120 FREQUENCY OF MEETINGS

The Working Party considered a request from H.O.R S E that meetings should be held regularly, and not less than four times a year. The Chairman referred to the considerable number of meetings already undertaken by the Members and officers of the Council, and offered the opinion that three meetings per annum, called as and when necessary, would be sufficient to deal with the business available. It was agreed that meetings continue to be held as and when necessary, but not less than three times per year, the next meeting to take place during January 1991.

121 SWEYNE PARK BRIDLEWAY

Several Members spoke with enthusiasm of the recently completed bridleway around Sweyne Park, and requested that the appreciation of the local horse riders at the provision of such a fine facility be recorded. It was suggested that the at present undeveloped central area of the Park might be used during the summer of 1991 as the venue for an event which could raise funds for improvement to the various riding facilities in the District. The event could take the form of a horse show, together with various competitive riding events. Representatives of the horse riders undertook to make a request for this facility to the Secretary to the Council.

122. PROPOSED PERMISSIVE ROUTE FROM APTON HALL ROAD TO LARK HILL ROAD, CANEWDON

Mr Squier referred to his Company's proposal to establish a permissive route from the junction of Apton Hall Road and Hyde Wood Lane, to Lark Hill Road, which had been offered to the Council on lease, and would be available for use by horse riders on payment of an annual fee. The scheme had not received any support from the Council, but Mr. Squier believed that it would be an unquestionable advantage in an area where no bridleway at present existed, and suggested that further consideration be given to the scheme. It was suggested by Mr. Swain that the Company should consider

*upback*



whether at least part of the proposed route could be dedicated as a statutory bridleway, and Mr. Squier stated that the north to south section of approximately one mile might be suitable. If agreement could be reached with Essex County Council regarding the north to south section, discussions with the District Council regarding the remainder of the route might then be reopened. Miss Haines said that the scheme might be undertaken by the "Ways Through Essex" team and it was agreed that discussions be arranged between the Company and Essex County Council.

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ROCHFORD DISTRICT COUNCIL

DEVELOPMENT SERVICES COMMITTEE - 22ND NOVEMBER 1990

MINUTES OF THE DISTRICT PLAN WORKING PARTY

At a Meeting held on 14th November 1990. Present: Councillors C.I. Black (Chairman), P.A. Beckers, B.A. Crick, M J Handford, Mrs E.M. Hart, Mrs J Helson, S.A Skinner, Mrs. M W Stevenson, Mrs L Walker and D.A Weir.

Apologies: Councillors Mrs. V.J. Arnold and D C. Wood

Visiting Councillors Miss B.G.J. Lovett and P.F.A Webster.

142. MINUTES

The Minutes of the Meeting held on 13th September 1990 were approved as a correct record

143. CAR PARKING STUDY

(i) General

Members had before them a report on the progress of the car parking study and a timetable for consideration of the remaining problem areas in the District. They accepted that it would be preferable to produce a draft policy document based on the decisions that had been taken already rather than to await the completion of all the separate studies. It had however emerged since the production of the report that the County Surveyor was preparing a policy document for consideration by County in February. It was understood that it would relate to both on-street and off-street parking and in particular residential parking schemes and since that was one of the methods of control which the Working Party had identified it was felt that it would be prudent to await that report before considering a draft policy document for the District. At the suggestion of a Member it was agreed that the Officers should make available to the County Surveyor the studies that had been undertaken on car parking in the District.

RECOMMENDED (1) That arrangements be made accordingly

(2) That in the light of the County Surveyor's report the Officers produce a draft policy document on Car Parking in the Rochford District. (902)(SOL)

(ii) Rayleigh West

In considering the report on car parking problems in Rayleigh West Members accepted the proposals in respect of a group scheme for dropped kerbs to facilitate the parking of cars within their owners curtilages and the distribution of leaflets to residents with garages or drive facilities to encourage them to park off the highway, coupled with a questionnaire to those residents' in the vicinity of the station to ascertain their support for residents parking permits

*uplock*

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In considering the extent to which additional parking restrictions were recommended Members were mindful that County were reluctant to introduce yellow lines to control parking problems of an environmental nature. The Police for their part would support the imposition of parking restrictions only in respect of a recognised road safety problem or to ensure a free flow of traffic on main roads. Nevertheless the Working Party recognised that there was a problem of commuter parking along Purleigh and Langdon Roads, notwithstanding the availability of space in The Approach car park and that the nearby schools generated a significant amount of traffic in that vicinity in the morning and afternoon. Members considered therefore that there was a case to be made for parking restrictions on grounds of road safety and concurred with the suggestion of a Member that endeavours should be made to achieve an extension of the restrictions along Purleigh Road as far as the junction with Grange Gardens together with yellow lining for a suitable distance along Langdon Road.

A visiting Member suggested that the existing limited restriction from 10a.m. to 12noon was inadequate and that problems were caused in the vicinity of Station Road and London Hill by commuters on shift work, shoppers and Sunday worshippers parking in the side roads outside those houses. The Working Party considered however that any variation to the existing arrangements would be difficult to enforce and could result in greater inconvenience to the residents.

The Working Party were mindful that the Development Services Committee had already considered the proposal by County to introduce parking restrictions in Highmead and had asked for account to be taken of the likely adverse effect on Spring Gardens and Poyntens. A Member asked that attention be given to the problems caused by the discrepancy between the parking restrictions in Love Lane which incorporated Saturdays and those in the adjacent Leasway which only operated from Monday to Friday by extending the latter so as to achieve uniformity of treatment.

The Chairman asked that any outstanding matters relating to West Rayleigh should be dealt with at the next Meeting.

RECOMMENDED (1) That the residents in west Rayleigh be consulted to ascertain the level of interest in a group scheme, co-ordinated by Rochford Council for the construction of dropped kerbs to facilitate vehicles being parked clear of the highway and subject to the level of interest in such a scheme the necessary arrangements be made to bring it into operation.

(2) That a leafleting campaign be carried out to increase residents' awareness of the need to park their cars clear of the highway if this can be achieved.

(3) That a questionnaire be circulated to determine the likely uptake of residents' parking permits and that a further report be made to a future Meeting of the Working Party detailing the cost implications of such a scheme.

*upheld*  
(4) That the County Highways department be requested to extend 10a.m. to 12noon waiting restrictions along Purleigh Road as far as the junction with Grange Gardens and to consider their introduction in Birch Close, for a suitable distance along Langdon Road and along the layby outside 22 to 44 London Road, Rayleigh.

(5) That further consideration be given to the parking restrictions in Leasway vis-a-vis those in Love Lane, Rayleigh (902)(SOL)

(iii) Market Car Park, Rayleigh

Members had before them a report on the meeting which had taken place with the Market operators regarding the possibility of relocating the Market, in the course of which the possibility of extending the car park had been mooted also. In the light of the report it was

RECOMMENDED That no further action be taken on the relocation of the Market from its current site and that the suggested extension of the Market Car Park be not pursued. (902)

(iv) Car Parking Business Survey

A survey had been carried out to ascertain the demands for car parking generated by businesses in Rayleigh, their access to exclusive car parking and their views on the existing car parking provision, the results of which were considered by the Working Party

Arising therefrom Members gave consideration to the need to make some provision within Rayleigh High Street for disabled parking bays. The two bays in the High Street were identified as being sufficient to meet the needs of the disabled given that badge holders were in any case allowed to park on a single yellow line. As regards the parking lagoon in the High Street between Crown Hill and Bellingham Lane, Members rehearsed the problems that had been identified at an earlier Meeting. They were pleased to note that the Highway Authority were conscious of the problem of traffic queuing for a parking space therein and asked that they be urged to introduce an appropriate control measure such as a hatched junction box.

RECOMMENDED That the Highway Authority be asked to consider reserving the two-car layby in Rayleigh High Street for disabled drivers only and introducing appropriate traffic measures to control traffic queuing for access to the parking lagoon along the High Street between its junctions with Crown Hill and Bellingham Lane (933)(HES)

(v) Problem Areas Identified by Councillors

Members had before them a report setting out the remaining traffic parking problems raised by Councillors, namely in Broadlands Road and Willow Walk, Hockley, commuter parking on roads close to Hockley Station and problems caused by shoppers' vehicles at Golden Cross Parade. They accepted that a revised traffic flow at the last-mentioned location could not be achieved because of opposition by local shopkeepers, but that it would be appropriate for a similar general approach to be adopted towards the problems in Hockley as had already been accepted in respect of West Rayleigh. It was accordingly

RECOMMENDED (1) That the residents in Hockley be consulted to ascertain the level of interest in a group scheme, co-ordinated by Rochford Council for the construction of dropped kerbs to facilitate vehicles being parked clear of the highway and subject to the level of interest in such a scheme the necessary arrangements be made to bring it into operation

(2) That a leafleting campaign be carried out to increase the residents' awareness of the need to park their cars clear of the highway if this can be achieved.

*upland*

(3) That a questionnaire be circulated to determine the likely uptake of residents' parking permits and that a further report be made to a future Meeting of the Working Party detailing the cost implications of such a scheme

(vi) Liaison With Parish Councils

Members noted a summary of the responses received from Ashingdon, Canewdon, Hawkwell, Hockley, Roach Group and Great Wakering Parish Councils which had identified a number of parking problems in those areas

(vii) Summary of Progress

Members had before them a report summarising the progress that had been made on the earlier recommendations which had arisen from the Car Parking Study in the light of which it was

RECOMMENDED That no further action be taken in respect of -

- (i) land to the west of Rochford Station
- (ii) car parking within Rochford Hospital at this time
- (iii) use of the restaurant car park in Southend Road, Hockley
- (viii) Meeting with Essex County Council and the Police on 1st November 1990

Members noted the report of the above Meeting at which the Council's proposals for the creation of a positive parking policy had been explained and car parking problems generally had been discussed and on the response which had been received from those two bodies

Finally the Chairman expressed appreciation on behalf of the Working Party at the considerable workload undertaken by the Officers which had enabled significant progress to be achieved.

144 POLICY GB8 - REBUILD OF EXISTING DWELLINGS IN THE GREEN BELT (Minute 127)

Further to the Working Party's earlier consideration of this matter the Director of Development reported on the need to ensure that Clause (i) of the policy relating to the size of the replacement dwelling assessed against the size of the original dwelling could be clearly understood for which purpose a revised wording was proposed together with an explanation in the accompanying text of the interpretation of the words "original dwelling"

RECOMMENDED That Clause (i) of Policy GB8 be amended to read as follows:-

THE REBUILD OF EXISTING DWELLINGS IN THE METROPOLITAN GREEN BELT WILL, IN PRINCIPLE, BE PERMITTED PROVIDING THAT:

- (i) THE TOTAL SIZE OF THE NEW DWELLING SHALL NOT EXCEED EITHER:
  - (A) 35 SQUARE METRES IN FLOOR AREA ABOVE THE SIZE OF THE HABITABLE FLOOR SPACE OF THE ORIGINAL DWELLING, OR
  - (B) THE SIZE OF THE ORIGINAL DWELLING TOGETHER WITH THE MAXIMUM PERMITTED DEVELOPMENT ALLOWANCE PROVIDED FOR BY SCHEDULE 2, PART 1 AND CLASS A OF THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988, OR

001673

(C) THE SIZE OF THE HABITABLE FLOORSPEACE OF THE DWELLING LAWFULLY  
EXISTING AT THE TIME OF THE APPLICATION

WHICHEVER IS THE GREATER. (2081)(DD)

145 IDENTIFICATION OF ADDITIONAL LAND FOR EMPLOYMENT/INDUSTRIAL PURPOSES WITH  
PARTICULAR REFERENCE TO LAND WEST OF AVIATION WAY (Minute 128)

Arising out of their earlier consideration of a request for some of Southend Borough Council's requirements to be met within the Rochford District, the Director of Development advised the Working Party of the response which had been received to this Council's conditional offer to make available land at Aviation Way for that purpose. Members agreed that the matter should not be pursued further and voiced their concern at the prospect of development at Fossetts Farm, consultation on which would be considered by the Planning Services Committee in due course

Because consideration of Policy EB3 had been deferred pending the outcome of the request from Southend, the Working Party then reviewed that policy, to take account inter alia of the residential development of the Matchbox site. In accepting the revised wording proposed they noted advice from the Chairman that sub-paragraph (b) relating to land at Aviation Way should refer to B.1 uses only and that reference would be made in the supporting text to the fact that the development of the land covered by the policy could take place beyond the Plan period.

RECOMMENDED (1) That Policy EB3 be amended to read as follows.

THE COUNCIL WILL ALLOCATE ADDITIONAL LAND FOR BUSINESS PURPOSES AS  
FOLLOWS.

(a) FOR DEVELOPMENT POST 1990

- (i) LAND IN RAWRETH LANE, RAYLEIGH EAST OF PARK SCHOOL - B1 USES ONLY (1.8 HECTARES)
- (ii) LAND AT BROOMHILLS, STAMBRIDGE ROAD, ROCHFORD - B1(b) USES ONLY (4 HECTARES)
- (iii) LAND BETWEEN AVIATION WAY AND THE PROPOSED B1013 ACCESS TO SOUTHEND LINK ROAD - B1 AND B8 USES ONLY (1.82 HECTARES)

(b) FOR DEVELOPMENT POST 1995

LAND AT AVIATION WAY WEST OF THE PROPOSED B1013 ACCESS TO SOUTHEND LINK ROAD - B1 USES ONLY (11.66 HECTARES)

(2) That Southend Borough Council be informed that due to the changed circumstances outlined in their letter of 19th October 1990 it is considered that it would be preferable for each District to pursue their employment land requirements independently for the time being via their Local Plans and that this Council would object in principle to the proposal in the Submission Draft Local Plan to designate land at Fossetts Farm east of Sutton Road as an Area of Special Restraint and urge that it remains as Green Belt. (208)(DD)

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001674

The Director of Development reported on a review of the existing policy on Golf Courses in the light of recent appeal decisions, which had been deferred to enable the recommendations of the Essex Planning Officers Association to be incorporated within the revised policy. The Chairman asked Members to note certain amendments in respect of paragraphs 6, 7 and 11 of the policy together with an additional paragraph 15. The Working Party also accepted the suggestion of a Member that specific reference to wildlife be made in paragraphs 1 and 9.

RECOMMENDED That Policy LT7 relating to golf courses be amended to read as follows:-

- (1) APPLICATIONS FOR GOLF COURSE FACILITIES MAY ONLY BE FAVOURABLY CONSIDERED WHERE:-
  - (1) THEY ARE NOT WITHIN OR LIKELY TO ADVERSELY AFFECT SITES OF SPECIAL SCIENTIFIC INTEREST.
  - (11) THEY WILL NOT HARM WILDLIFE OR NATURE HABITATS OF ACKNOWLEDGED CONSERVATION IMPORTANCE.
  - (111) THE RESULTING LANDSCAPE AND BUILDINGS WILL NOT BE ALIEN TO THE TRADITIONAL ESSEX WORKING LANDSCAPE PARTICULARLY WHERE THEY ARE OPEN TO LONG VIEWS.
  - (1v) THE SITE IS NOT UNDULY PROMINENT DUE TO THE LAND FORM
- (2) PREFERENCE WILL BE GIVEN TO GOLF FACILITIES LOCATED IN AREAS OF DAMAGED LANDSCAPE OR LANDSCAPE IMPROVEMENT AREAS, WHERE THE ECOLOGY WOULD NOT BE HARMED
- (3) THE LOCATION OF GOLF FACILITIES SHOULD BE SUCH THAT THEY ARE READILY ACCESSIBLE TO THE POPULATION THEY ARE INTENDED TO SERVE AND NOT IN ISOLATED SITUATIONS WHERE THE TRAFFIC GENERATED WOULD BE LIKELY TO BE DETRIMENTAL TO THE RURAL ROADS AND ENVIRONMENT. THEY SHOULD BE WELL RELATED TO THE MAIN ROAD NETWORK WITH ADEQUATE PARKING FACILITIES PROVIDED AND ACCESS THROUGH RESIDENTIAL AREAS SHOULD BE AVOIDED.
- (4) WHERE GOLF FACILITIES ARE PROPOSED ON HIGH QUALITY AGRICULTURAL LAND THERE SHALL BE A STRONG PRESUMPTION AGAINST SUBSTANTIAL BUILT DEVELOPMENT, EARTH MOVEMENT AND THE CREATION OF WATER FEATURES WHICH COULD PREVENT THE LAND SUBSEQUENTLY REVERTING TO AGRICULTURE IF REQUIRED.
- (5) SPECIAL ENVIRONMENTAL CONSIDERATIONS WILL APPLY TO THE SITING AND DESIGN OF FACILITIES SUCH AS GOLF DRIVING RANGES TO ENSURE THAT THEY ARE NOT INTRUSIVE OR DETRIMENTAL TO AMENITY, BEARING IN MIND THE USUAL REQUIREMENTS FOR EXTENSIVE FENCING AND FLOODLIGHTING AND THE MORE INTENSIVE NATURE OF THE USE. CONDITIONS WILL BE IMPOSED GOVERNING THE HOURS OF OPERATION OF FLOODLIGHTS
- (6) FULL DETAILS OF THE COURSE LAYOUT AND DESIGN AND THE SITING OF BUILDINGS WILL BE REQUIRED TO ACCOMPANY THE APPLICATION AT ITS INITIAL SUBMISSION THE SCALE OF ANY ASSOCIATED CLUBHOUSE, ITS INTERNAL LAYOUT AND OTHER BUILT DEVELOPMENT WILL BE REQUIRED TO BE KEPT TO A REASONABLE MINIMUM COMMENSURATE WITH THE TYPE AND SCALE OF GOLF FACILITIES PROPOSED PREFERENCE WILL BE GIVEN TO THE RE-USE OF REDUNDANT FARM BUILDINGS, AND THE DESIGN AND MATERIALS OF ALL NEW BUILDINGS WILL BE REQUIRED TO BE IN THE VERNACULAR ESSEX STYLE

POLICY LT4 WILL ALSO BE TAKEN INTO ACCOUNT IN CONSIDERING THESE ASPECTS.

- (7) WHERE THE CASE FOR STAFF ACCOMMODATION IS SUBSTANTIATED TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY IT MUST BE DESIGNED AS AN INTEGRAL PART OF THE CLUBHOUSE AND CONDITIONS WILL BE IMPOSED RESTRICTING THE OCCUPANCY TO PERSONS EMPLOYED BY THE GOLF CLUB.
- (8) CONDITIONS WILL BE IMPOSED PROHIBITING THE USE OR OCCUPATION OF ANY CLUBHOUSE, DWELLING OR OTHER BUILDING UNTIL AT LEAST 9 HOLES OF THE COURSE HAVE BEEN LAID OUT AND ARE READY FOR PLAY, AND COVERING THEIR AFTER-USE SHOULD THE GOLF COURSE CEASE TO FUNCTION.
- (9) THE COUNCIL WILL REQUIRE ALL APPLICATIONS TO INCORPORATE A SCHEME OF LANDSCAPING AND PLANTING, INCLUDING THE RETENTION OF EXISTING FEATURES WHERE APPROPRIATE, WHICH WILL POSITIVELY ENHANCE THE APPEARANCE OF THE GOLF COURSE AND THE SURROUNDING ENVIRONMENT AND MAKE A CONTRIBUTION TO NATURE AND WILDLIFE CONSERVATION AND THE PROVISION OF HABITATS. THE SUBMISSION OF AN ECOLOGICAL STATEMENT WILL BE REQUIRED TO ACCOMPANY THE APPLICATION.
- (10) ONLY THOSE BUILT FACILITIES ESSENTIAL TO THE RUNNING OF A GOLF COURSE WILL IN PRINCIPLE BE PERMITTED AND APPLICATIONS FOR GOLF FACILITIES WILL BE REQUIRED TO MAINTAIN PUBLIC ACCESS TO THE AREA FOR WALKERS AND HORSE RIDERS WHERE EXISTING PUBLIC RIGHTS OF WAY ARE INVOLVED, AND MAY BE REQUIRED TO PROVIDE ADDITIONAL SUCH FACILITIES OR NEW ONES WHERE THEY DO NOT EXIST
- (11) APPLICATIONS INCORPORATING BUILT ELEMENTS UNRELATED TO THE PLAYING OF GOLF SUCH AS INDOOR SPORTS FACILITIES, HOTELS OR RESIDENTIAL DEVELOPMENT WILL NORMALLY BE REFUSED
- (12) THE COUNCIL WILL ENDEAVOUR TO ENCOURAGE THE PROVISION OF FAMILY GOLF FACILITIES AND OF GOLF COURSES AVAILABLE TO THE GENERAL PUBLIC ON A PAY AND PLAY BASIS, PREFERABLY BY MEANS OF AGREEMENTS UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990.
- (13) THE LAYOUT OF THE FAIRWAYS SHALL BE SUCH THAT NO DANGER IS LIKELY TO OCCUR TO USERS OF ADJACENT HIGHWAYS AND RIGHTS OF WAY OR RESIDENTIAL PROPERTIES BY STRAY GOLF BALLS. THE USE OF HIGH FENCING SHOULD BE AVOIDED WHEREVER POSSIBLE
- (14) THERE SHALL BE A PRESUMPTION IN FAVOUR OF THE PRESERVATION OF ARCHAEOLOGICAL SITES WHERE THIS IS NOT POSSIBLE, PERMISSION WILL ONLY BE GRANTED SUBJECT TO PROVISION BEING MADE FOR ARCHAEOLOGICAL INVESTIGATION AND RECORDING OF THOSE SITES WHICH WILL BE DESTROYED BY THE SCHEME, THE FUNDING OF SUCH WORK TO BE MET BY THE DEVELOPER.
- (15) THE LOCAL PLANNING AUTHORITY WILL REQUIRE THE USE OF A SECTION 106 AGREEMENT TO REGULATE THE PHASING AND IMPLEMENTATION OF THE COURSE AND THE USES OF THE RELATED BUILDINGS WHERE APPROPRIATE. (2081)(DD)

147. REVIEW OF THE LOCAL PLAN:

CHAPTER 10 - PUBLIC UTILITIES, HEALTH AND SOCIAL SERVICES

*upblack*

NOTE: Councillor M.J. Handford declared a non-pecuniary interest in this matter by virtue of being a School Governor insofar as the report contained reference to future educational requirements but remained in the Meeting and participated in the discussion and voting thereon

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Members had before them the responses received from the various statutory undertakers and other public bodies who had been asked for their views on the proposed new housing and employment areas and their requirements in terms of new sites and other aspects for incorporation into the review of the Local Plan. The Chairman asked Members to note that British Gas had advised all sites could be served but some reinforcement of the system might be required especially at Aviation Way

The Working Party accepted that the Local Plan would need to be amended in the light of certain of the responses received. As regards the comments of the Southend Health Authority regarding the release of the majority of the Rochford Hospital site for development Members were mindful that the policy of the Council was to oppose closure and saw it as necessary to reserve that position whilst retaining freedom to act in the event that land was declared surplus to requirements

RECOMMENDED (1) That the requirements for new and expanded libraries for Rochford and Great Wakering be discussed with the County Council and the outcome reported back to the Working Party

(2) That the provision of a new fire station site in the Brays Lane area and the future of the existing site be discussed with the County Council and the outcome reported back to the Working Party

(3) That the requirement of the Essex Water Company for local storage in the Hullbridge area be incorporated in the Local Plan Review

(4) That the requirements of the National Rivers Authority including the following Flood Protection Policy be incorporated in the Local Plan Review -

"THERE WILL BE A PRESUMPTION AGAINST DEVELOPMENT, INCLUDING THE RAISING OF LAND WHERE, IN THE OPINION OF THE LOCAL PLANNING AUTHORITY AFTER CONSULTATION WITH THE NATIONAL RIVERS AUTHORITY SUCH DEVELOPMENT WOULD BE LIKELY TO IMPEDE MATERIALLY THE FLOW OF FLOOD WATER OR INCREASE THE RISK OF FLOODING ELSEWHERE, OR INCREASE THE NUMBER OF PEOPLE OR PROPERTY AT RISK."

(5) That the request of the North East Thames Regional Health Authority for the Council to take into consideration the "Care in The Community" policy and if appropriate to refer to the need for sites for community care facilities be incorporated into the Local Plan Review.

(6) That the comments of the Southend Health Authority be noted and incorporated into the Local Plan Review on the basis that this Council supports retention of the existing use of the hospital site but in the event of land on the site becoming available, that would need to be the subject of a separate study as to the effect on the District Plan.  
(2081)(DD)

148 MASTER PLAN FOR SOUTHEND AIRPORT (Minute 140)

*upback*  
The Secretary to the Council advised Members of the provisional arrangements that had been made for a Member level Meeting with the Airport Board on 29th November 1990 subject to that date not being required for another purpose

149 UPDATING THE DISTRICT PLAN

The Director of Development reported that a substantial part of the review of the Local Plan having been completed there was a need to redraft the lower case text to reflect the new and amended policies and to update the Proposals Maps. It was accordingly

RECOMMENDED That further reports be made to a future Meeting of the Working Party on those matters to enable a revised draft Local Plan to be produced and put on deposit for public consultation (2081)(DD)

150 CORPORATE PLAN - IDENTIFICATION OF DEFICIENCIES IN SERVICE PROVISION

The Secretary to the Council and Director of Development reported jointly on the comprehensive approach which it was proposed to adopt in order to identify areas of deficiency in service provisions. Members accepted that this should be reported through the District Plan Working Party with the involvement of Ward Members as necessary to advise the service Committee concerned of the areas of deficiency to enable them to take appropriate remedial action.

RECOMMENDED That the methodology proposed above for dealing with the deficiencies in service provision identified in the Corporate Plan be approved and that Ward Members be involved at the appropriate time (2081)(DD)

CHAIRMAN

cuplack

DATE

14/2/91

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