



**Rochford District
Council**

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1990

January - December

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Sunday Trading

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**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1990

May

ROCHFORD DISTRICT COUNCIL

Minutes of the Annual Meeting of the Council

At a Meeting held on 15th May, 1990 Present Councillors B A Crick (Chairman), R S Allen, R A Amner, Mrs V J Arnold, P A Beckers, C K Bellman, C.I. Black, R H Boyd, Mrs J.A Christie, Mrs P Cooke, Mrs. J. Fawell, T Fawell, D F Flack, J A Gibson, Mrs. H L A Glynn, Mrs. V. Grigg, M.J Handford, N Harris, Mrs E.M. Hart, A J. Harvey, D R. Helson, Mrs. J Helson, Mrs M Hunnable, S N Jarvis, Mrs. S J. Lemon, Miss B G J Lovett, Mrs. E. Marlow, C.R. Morgan, R A. Pearson, J M. Roden, S.A Skinner, A Stephens, Mrs M.W Stevenson, R.E. Vingoe, Mrs. L. Walker, P.F.A Webster, D A. Weir, D C. Wood and C. Wren

245 ELECTION OF THE CHAIRMAN OF THE COUNCIL FOR 1990/91

It was moved by Councillor A J Harvey and seconded by Councillor P F.A Webster that Councillor Mrs. E.M Hart be appointed Chairman of the Council

It was moved by Councillor R H Boyd and seconded by Councillor S.A. Skinner that Councillor B A. Crick be appointed Chairman of the Council.

On a requisition pursuant to Standing Order 14 voting on those two nominations was recorded as follows:-

For Councillor B.A Crick (22) Councillors V J Arnold, P.A Beckers
C K. Bellman, C.I Black, R.H. Boyd,
Mrs. J A. Christie, B A Crick,
D F. Flack, Mrs. H L A. Glynn,
M.J. Handford, N Harris, D.R. Helson
Mrs. J. Helson, Mrs. M. Hunnable,
S N. Jarvis, Mrs S J Lemon,
C R. Morgan, S A Skinner,
A. Stephens, Mrs. M.W. Stevenson,
D.A. Weir and C. Wren

For Councillor Mrs. E.M. Hart (17) Councillors R.S. Allen, R.A. Amner,
Mrs. P. Cooke, Mrs. J. Fawell,
T Fawell, J.A. Gibson, Mrs. V Grigg
Mrs E.M Hart, A.J. Harvey,
Miss B.G.J. Lovett, Mrs. E. Marlow,
R.A Pearson, J.M. Roden, R.E. Vingoe
Mrs. L Walker, P.F.A Webster and
D.C. Wood.

Resolved that Councillor B.A Crick be elected Chairman of the Council for the ensuing year.

Councillor Crick then made the statutory Declaration of Acceptance of Office as Chairman.

246. APPOINTMENT OF VICE-CHAIRMAN OF THE COUNCIL FOR 1990/91

Resolved that Councillor Mrs. E.M Hart be appointed as Vice-Chairman of the Council for the ensuing year.

Annual Council

Councillor Mrs Hart then made the statutory Declaration of Acceptance of Office as Vice-Chairman.

247. APPOINTMENT OF CHAIRMAN OF THE POLICY AND RESOURCES COMMITTEE/LEADER OF THE COUNCIL FOR 1990/91

In considering nominations for Chairman of the Policy & Resources Committee/Leader of the Council it was formally moved by Councillor R H. Boyd and seconded by Councillor D.R. Helson that the position of Leader of the Council was no longer appropriate and should be abolished and on a show of hands it was

Resolved (1) That the position of Leader of the Council be abolished.

(2) That Councillor R H Boyd be appointed Chairman of the Policy & Resources Committee for the ensuing year.

248. LIAISON ARRANGEMENTS FOR GROUP LEADERS

Arising out of the foregoing item Council adopted the suggestion of the Leader of the Labour Group that a Panel comprising the Group Leaders should be constituted to liaise on a periodic basis on matters of policy and agreed that the provisions for the pro-rata allocation of seats should not apply to this Panel. All Members of the Council signified their consent.

Resolved that arrangements be made accordingly (SEC)

249. APPOINTMENT OF CHAIRMAN'S CHAPLAIN

The Chairman invited the Reverend Peter Taylor, the incumbent of the Holy Trinity Church, Rayleigh to continue to serve as Chaplain during 1990/91 and that was accepted.

250. RESULTS OF DISTRICT AND PARISH COUNCIL BYE-ELECTION HELD ON 3RD MAY 1990

The results of the District and Parish Council bye-election were received.

251. RECORD OF ATTENDANCES

Council received the record of attendances at Council, Committee and Panel Meetings during the year 1989/90

252. APPOINTMENT OF STANDING COMMITTEES

Consideration was given to the appointment of Members to the Standing Committees of the Council. Members were reminded that the Council's Standing Orders provided for the Chairman and Vice-Chairman of the Council and the Chairman of Policy and Resources Committee to be ex-officio Members of all Standing Committees. In view of the provisions for the pro-rata allocation of seats it was agreed that unless actually appointed as a Member of the Committee, ex-officio Members would have no voting rights

000600

Annual Council

Resolved (1) that an amendment to Standing Order 21.2 be prepared so as to remove the voting rights of ex-officio Members on Committees unless appointed as a Member in their own right.

(2) that the undermentioned Committees be constituted as follows:-

DEVELOPMENT SERVICES (20)

Chairman	Cllr C.I Black	Cllr A J. Harvey
Vice-Chairman	Cllr. P A Beckers	Cllr. Mrs. J Helson
	Cllr. R.S Allen	Cllr Mrs. E. Marlow
	Cllr. Mrs. V.J. Arnold	Cllr. R.A. Pearson
	Cllr. B.A. Crick	Cllr. S A Skinner
	Cllr. T. Fawell	Cllr. A. Stephens
	Cllr. J A Gibson	Cllr. Mrs. W Stevenson
	Cllr. Mrs H L.A Glynn	Cllr Mrs L. Walker
	Cllr. M.J Handford	Cllr. D.A Weir
	Cllr. Mrs. E M Hart	Cllr. D.C Wood

HEALTH AND HOUSING SERVICES (20)

Chairman	Cllr. Mrs S J. Lemon	Cllr Mrs. V. Grigg
Vice-Chairman	Cllr. N. Harris	Cllr. A.J Harvey
	Cllr. R A Amner	Cllr Mrs. J Helson
	Cllr. Mrs. V.J Arnold	Cllr. Mrs M. Hunnabale
	Cllr. P.A. Beckers	Cllr. S.N. Jarvis
	Cllr. Mrs. J A. Christie	Cllr. Mrs E Marlow
	Cllr Mrs. P. Cooke	Cllr. R A. Pearson
	Cllr. B.A. Crick	Cllr J.M. Roden
	Cllr. Mrs. J. Fawell	Cllrs. Mrs M.W. Stevenson
	Cllr. D F. Flack	Cllr. R.E Vingoe


LEISURE SERVICES (20)

Chairman	Cllr. D.R. Helson	Cllr. M J. Handford
Vice-Chairman	Cllr. S.N. Jarvis	Cllr. N. Harris
	Cllr. R.S Allen	Cllr. Mrs. E.M. Hart
	Cllr. R.A. Amner	Cllr. Mrs. S.J. Lemon
	Cllr. P.A. Beckers	Cllr. Miss B.G.J Lovett
	Cllr. C.K. Bellman	Cllr. C.R. Morgan
	Cllr. Mrs J.A. Christie	Cllr. J.M Roden
	Cllr. Mrs. P. Cooke	Cllr. A. Stephens
	Cllr. B.A. Crick	Cllr. R.E Vingoe
	Cllr. Mrs. J. Fawell	Cllr P.F.A Webster

PLANNING SERVICES (All Members)

Chairman	Cllr T. Fawell
Vice-Chairman	Cllr. M.J Handford

000601



Annual Council

POLICY AND RESOURCES (20)

Chairman	Cllr R H. Boyd	Cllr. D R Helson
Vice-Chairman	Cllr. Mrs. M Hunnable	Cllr Mrs S J. Lemon
	Cllr C K Bellman	Cllr Miss B G.J Lovett
	Cllr. C I. Black	Cllr C R Morgan
	Cllr. T Fawell	Cllr R A Pearson
	Cllr. D F. Flack	Cllr. S A. Skinner
	Cllr. J.A. Gibson	Cllr. Mrs L Walker
	Cllr. Mrs. H.L A. Glynn	Cllr. P F A Webster
	Cllr N Harris	Cllr. D.A Weir
	Cllr. A.J. Harvey	Cllr. D.C. Wood

253. APPOINTMENT OF CHAIRMEN AND VICE-CHAIRMEN OF COMMITTEES AND PANELS OF COMMITTEES

At this stage of the proceedings, special meetings of all Standing Committees were held for the sole purpose of appointing their Chairmen and Vice-Chairmen, shown recorded for convenience in the previous Minute. It was agreed that the appointment of dependent Panels should be dealt with at the first Meeting of each parent Committee with the Policy & Resources Committee considering all such appointments and making such adjustments as necessary to achieve pro-rata allocation of seats.

On the recommendation of the Chairman of Policy & Resources Committee it was

Resolved (1) that the Chairmen and Vice-Chairmen of Committees be as set out in the preceding Minute.

(2) that arrangements be made for the appointment of dependent Panels to be dealt with at the Meetings of the appropriate parent Committee in this cycle with the Policy & Resources Committee making any necessary adjustments to membership as aforesaid. (SEC)

254. DATES OF MEETINGS

Members had before them the timetable of Meetings during the year 1990/91 and accepted that all Meetings of Sub-Committees and Panels scheduled to take place before the parent Committee in the first cycle of Meetings would need to be cancelled. The Chairman of the Development Services Committee advised Council that he would be suggesting that the Meeting due to take place on 29th May be deferred until the following week owing to a prior commitment.

Resolved that the timetable be noted subject to the foregoing amendments.

255. APPOINTMENT OF REPRESENTATIVES TO OUTSIDE BODIES AND ORGANISATIONS

It was accepted that the question of representation on outside bodies should be further considered by the Groups and stand referred to the first Meeting of the Policy & Resources Committee which should have delegated authority to determine the matter. As regards the appointments to the Governing Bodies of the Glebe Junior & Infants School and the Rawreth Church of England Primary School, having considered the nominations which had been received the following appointments were approved:-

000602

Annual Council

Glebe Junior & Infants School Mr. D Jackson
Rawreth Church of England Primary School Cllr P.A Beckers

Resolved (1) that the Policy & Resources Committee be asked to determine the question of representation on outside bodies at their Meeting on 12th June 1990 and that the Committee be granted delegated authority in that respect.

(2) that the appointments to the Governing Bodies of the Glebe Junior & Infants School and the Rawreth Church of England Primary School be as set out above. (6189) (SEC)

256 APPOINTMENT OF MEMBER WITH SPECIAL RESPONSIBILITY FOR THE DISABLED WITH REGARD TO PLANNING APPLICATIONS

NOTE: Councillor M.J Handford declared a non-pecuniary interest in this item by virtue of membership of the Rochford & District Access Committee for the Disabled but remained in the Meeting while the matter was discussed.

Resolved that the Chairman and Vice-Chairman of the Planning Services Committee be so appointed.

CHAIRMAN



DATE

000603

19.06.90.

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 17th May 1990 Present. Councillors T Fawell (Chairman), R.S Allen, R.A Amner, Mrs V J. Arnold, P A. Beckers, C K Bellman, C I Black, R H Boyd, Mrs. J.A. Christie, Mrs P Cooke, B.A Crick, Mrs J. Fawell, D.F Flack, J.A. Gibson, Mrs. H L A Glynn, Mrs. V Grigg, M.J. Handford, N. Harris, Mrs E M Hart, D R. Helson, Mrs. J Helson, Mrs M Hunnable, S.N Jarvis, Mrs. S.J. Lemon, Miss B.G.J. Lovett, Mrs E Marlow, C.R Morgan, R A. Pearson, J M Roden, S A Skinner, A. Stephens, Mrs. M.W. Stevenson, R.E. Vingoe, Mrs L. Walker, P.F.A Webster, D.A Weir, D C. Wood and C Wren.

Apologies Councillor A J. Harvey.

257. APPOINTMENT OF DEPENDENT SUB-COMMITTEES AND PANELS (Minute 253/90)

The Committee noted advice from the Chief Executive & Director of Finance that each service Committee at their first Meeting was being asked to consider the appointment of their dependent Sub-Committees and Panels and were mindful that under the present structure this Committee had not appointed any Sub-Committees but that specific applications had been dealt with by ad-hoc Panels Furthermore arising from the Price Waterhouse Value For Money Overview the Audit Panel were under instruction to report on the Committee structure for the development control function

The Committee accepted the suggestion of a Member that a report be made to the next Meeting of the Planning Services Committee on the potential for the introduction of Area Sub-Committees, i.e east, west and central, to deal with planning applications of a minor nature coming before Members but, for example, excluding applications in Conservation Areas and residential development exceeding ten units.

The Committee saw a need to reconstitute the Gusted Hall Panel to consider revised details which were to be submitted by the applicant and report back to the Planning Services Committee in due course, and accepted that the Panel should comprise the Chairman and Vice-Chairman of the Planning Services Committee, together with Councillors D F Flack, Mrs H.L A Glynn, S.N. Jarvis, P.F A Webster, D A. Weir and D C Wood

Resolved (1) that the constitution of the Gusted Hall Panel be as set out above.

(2) that a report on Area Sub-Committees be prepared for the next Meeting (SEC,DD)

258 MINUTES

Resolved that the Minutes of the Meeting of 19th April 1990 be approved as a correct record and signed by the Chairman.

259 MONITORING OF PERFORMANCE - MEETINGS OF 16TH NOVEMBER 1989 AND 1ST AND 22ND FEBRUARY 1990

The Committee were satisfied that all necessary action had been taken Minutes 447/89 Para A (SEC), 595/89 Para 3 (SEC), 44/90 Para.19 (SEC) and 133/90 Para.D4 (DD) were carried forward

000604

Planning Services

A Member was advised that a report on the Hullbridge Garden Estate would be presented to the Committee in the near future

260. PLANNING APPEALS - ANALYSIS OF DECISIONS RECEIVED FROM JANUARY TO MARCH 1990

The Committee noted the appended report of the Director of Development analysing the appeal decisions received from January to March 1990.

261. SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

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

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

Para. D2 - ROC/143/90

NOTE: (i) Councillor C.R. Morgan declared a pecuniary interest in this item by virtue of employment within the motor industry and left the Meeting whilst the matter was being discussed

(ii) Councillor J.M. Roden declared a non-pecuniary interest in this item but remained in the Meeting and participated in the discussion and voting thereon.

The Committee concurred with the suggestion of the Chairman that consideration of this application be deferred to enable Members to study the observations received from the County Planner and the Highways Authority, copies of which had been laid round at the Meeting.

At the request of a Member it was agreed that new Members of the Committee could be supplied a copy of all documents that had been circulated already regarding this application.

Resolved that arrangements be made accordingly. (DD)

Para. R4 - ROC/154/90

NOTE. Councillor J.A. Gibson declared a non-pecuniary interest as a Governor of Rayleigh Wyburns County Primary School but remained in the Meeting and participated in the discussion and voting thereon

Add Condition. -

9. During the course of the construction works no delivery of materials or goods whatsoever shall be made to the site within the hours of 8.15a.m. to 9.30a.m. and 3p.m. to 4.30p.m.

Add Informative:-

The applicant is requested to ensure that all vehicle parking in association with the construction works, including contractors' and sub-contractors' vehicles is accommodated on site (on the hard-surfaced driveway area towards the rear) or in a convenient manner some distance away from the site thus avoiding inconvenience or congestion at the entrance to the school.

Planning Services

Para. R5 - F/0214/90/ROC

Add Condition -

5. A scheme of tree planting shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development and be carried out on site during the next planting season following commencement of the development to the local planning authority's satisfaction. Any trees which die or are removed or become seriously damaged or diseased within five years of planting shall be replaced by the applicants or their successors in title. The planting scheme shall indicate the location, species and size of all trees to be planted.

Para. R6 - F/0240/90/ROC

The Chairman advised the Committee that revised plans had been submitted in respect of this application and that the Director of Development was recommending approval.

Application approved subject to:-

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 53 - To specify materials to be used externally.
3. Std. Cond. 95 - To require development as per specified plans.

Para. 9 - ROC/3006/90/AD

Authority delegated to the Director of Development to approve this application on satisfactory completion of negotiations with the applicant to reduce to two the number of signs permitted.

Para. 10 - OL/0232/90/ROC

Add Condition:-

7. Notwithstanding the indications on the submitted plan no wall, fence or other means of enclosure above the height of one metre shall be erected along the road frontage of the site. Furthermore, there shall be no obstruction to visibility above the height of 600mm within 2.1 metre by 2.1 metre sight splays either side of the new vehicular access serving the communal parking/garaging area.

Para. 11 - CC/0252/90/ROC

NOTE Councillors R.H. Boyd, D.R. Helson and Mrs. J. Helson declared a non-pecuniary interest in this item by virtue of having children who attended the school and in Councillor D.R. Helson's case by virtue also of being a Governor of the school but remained in the Meeting and participated in the discussion and voting thereon.

Authority delegated to the Director of Development to respond to this consultation by seeking a change in the colour of the Trespa Panelling, preferably to white.

000606

Planning Services

Para. 12 - ROC/888/89

Consideration of this application was deferred to enable further investigations to take place

Para. 16 - S/0251/90/ROC

Add Conditions:-

7. A 2.1 metre by 2.1 metre pedestrian visibility splay, relative to back of footway/highway, should be provided on both sides of all vehicular accesses and no obstruction above 600mm in height should be permitted within the area of the splay

8. Where the surface finish of private drives are intended to remain in unbound materials the first 6 metres, as measured from the back of the highway, should be treated with an approved surface dressing to avoid the displacement of loose material onto the highway.

Para. 17 - CU/0293/90/ROC

Officers requested to look into ways in which the appearance of the site can be improved.

Para. 18 - ROC/060/90

Authority delegated to the Director of Development to refuse if a revised application is not forthcoming, any revised scheme to be presented to Committee for determination.

Para. 19 - ROC/102/90

Amend Condition 10 by inserting the words "warehousing and storage" after the words "light industrial" on the second line.

Add Conditions:-

15. Std. Cond. 44 - Industry Control of Air Pollution.

16. A scheme of soil sampling and analysis shall be carried out to identify any contamination or offensive material on the site and all such material shall be removed or rendered innocuous to the satisfaction of the local planning authority prior to the occupation of the buildings hereby approved.

Para. 21 - ROC/945/89

The Gusted Hall Panel having been reconstituted earlier in the Meeting the Committee asked that arrangements be made for a Meeting to enable that body to consider the revised submission and report thereon to the next Meeting of the Committee.

Resolved that arrangements be made accordingly. (SEC,DD)

Para. 22 - ROC/046/90

Consideration of this application was deferred to enable discussions to take place with the applicant.

000607

Planning Services

262 CONSULTATION FROM NEIGHBOURING AUTHORITY (Minute 240/89)

The Director of Development reported that in response to an earlier consultation on the Northwick Village Project, Castle Point District Council had been informed that this Council had no objection in principle to the proposed development, but that certain specific aspects relating to housing and industry should be explored further with the County Planner

The local planning authority had now been consulted on a revised application which differed significantly only insofar as major road improvements were identified, the details of which were noted. In concurring with the suggestion that this Authority's comments on the earlier application should be reiterated, Members asked that particular reference be made first to the strategic implications for the level of future residential development in the Rochford District that would result from the provision of 4,320 new dwellings by the neighbouring authority, secondly to the need for concurrent improvements in the road network in the south-east peninsula to handle the additional traffic thereby generated and thirdly, for appropriate restrictions to be applied to any business park to prevent the establishment of retail uses.

Resolved that Castle Point District Council be advised accordingly.
(2081) (DD)

263 PLOT 3, 54 FOLLY LANE, HOCKLEY - ROC/754/85/3 - DETAILS OF PROPOSED HOUSE AND GARAGE - MINOR AMENDMENTS TO SITING AND DESIGN OF DWELLING

The Director of Development reported that advice had been received from an adjoining resident after building works had commenced, that the siting of the dwelling did not appear to be in accordance with the approved plans in relation to adjoining properties. Upon investigation it was found that it was not possible to site the property in the exact location shown on the plans. Minor amendments had been made by reducing the depth by 41 of a metre and extending part of the front by 1 metre. Both neighbouring residents had been consulted and the written responses and one from an agent acting on behalf of one of the neighbours were reported to Committee.

Resolved that the minor amendments to the property on the above site be agreed (DD)

264 UNAUTHORISED USES OF LAND AT LYNWOOD NURSERIES, ARTERIAL ROAD, RAYLEIGH (Minute 392/86)

The Director of Development reported that although authorisation had been given for enforcement action to be taken against various unauthorised uses involving the storage of building materials and car repairs at the above site, the owners had since claimed that those uses were established and therefore immune from enforcement action, but that had not been borne out by investigation

Members were reminded that the site was within the Green Belt where such uses were considered to be contrary to Policy S9 of the Essex Structure Plan and Policy GB1 of the Rochford District Local Plan. Furthermore the site was accessed from the busy A127 Southend Arterial Road and its use was considered to be detrimental to highway safety

000608

Planning Services

Resolved that the Secretary to the Council be authorised to proceed to take all necessary action including the issue and service of Notices and action in the Courts to remedy the breaches of planning control occurring on the above site (SEC)

265 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 13 of Part I of Schedule 12A of the Act

266 WALFORDS FARM, HULLBRIDGE ROAD, RAYLEIGH

With the consent of the Chairman pursuant to Standing Order 26 2 a Member informed the Committee that laying out of the Golf Course at the above site had commenced despite conditions contained within the letter from the Department of the Environment allowing the appeal, that approval should be sought from the local planning authority on a number of outstanding matters before any works began

The Director of Development advised the Committee that a planning application had been received which was in respect of new buildings, but no submission had been made in respect of the conversion of existing buildings and the applicant had been so advised. Having explored the courses of action open to the local planning authority the Committee agreed that a site visit should be arranged involving the Chairman and ~~Vice Chairman~~ of the Planning Services Committee, together with Ward Members and appropriate Officers and that in the meantime the enforcement team should make daily inspections of the site

Resolved that arrangements be made accordingly. (SEC)

NOTE: During discussion of the above matter a motion was adopted to suspend Standing Order 1 8 to allow consideration of urgent business to continue in the normal way until 10 30p.m

Resolved that Standing Order 1.8 be suspended on the foregoing basis

*Amended by
Minute 361
of Council*

ROCHFORD DISTRICT COUNCIL

PLANNING SERVICES COMMITTEE - 17TH MAY 1990

REPORT OF THE DIRECTOR OF DEVELOPMENT

PLANNING APPEALS - ANALYSIS OF DECISIONS RECEIVED JANUARY TO MARCH 1990

Introduction

At a special meeting of the Audit Panel on 14th March 1990, it was recommended inter alia:-

"That arrangements be introduced to review the effectiveness of policies through an analysis of appeal decisions."

This report is the first in a series that will be made every quarter in execution of the above recommendation which was subsequently adopted.

Analysis

In the first quarter of 1990, a total of 24 appeal decisions was issued, and of these 11 (46%) were dismissed and 11 (46%) were allowed. The remaining two cases related to enforcement notices, where in the first instance two notices were served one being upheld and the other quashed, and in the second instance three notices were served of which two were upheld and one quashed. The overall success rate is therefore slightly above 50%, but would have been 59% if the Director of Development's recommendations had not been reversed by Members in 2 cases.

For the purposes of this analysis the decisions have been divided into the following 9 categories -

1. Extensions in the Green Belt
2. Rebuilds and new development in the Green Belt.
3. New residential development in residential zones
4. Residential extensions/garages
5. Changes of use.
6. Advertisements.
7. Leisure in the Green Belt.
8. Industrial and commercial.
9. Listed buildings/conservation areas.

A more detailed examination of the decisions made under each heading where decisions have been made together with an assessment of the extent to which the Council's policies have been upheld or otherwise, concentrating on those appeals that have been allowed, is given below. A complete list of all decisions received by category is attached as an appendix.

Category 1 - Extensions in the Green Belt.

Total Decisions 6 - Dismissed 3½(58%) Allowed 2½(42%)

The two appeals that were allowed related to "Roaming" at Kingsway, Hullbridge and "Merrythought" at Ethelbert Road, Ashington. In the former case the Inspector thought the extensions "reasonable" in accordance with Policies S9 and GB6, and was influenced by the improved appearance and better internal layout that would result. Visual considerations also influenced the decision in the case of "Merrythought", where the Inspector did not consider that the extension would increase the number of people living and working in the Green Belt or set a precedent. In neither case is it felt that the policies of the Council are seriously undermined by the decisions.

In the case of "La Mare", Wadham Park Avenue, Hockley, two enforcement notices were served in respect of development already carried out, one of which was upheld. Again, improvements in design appeared to have influenced the decision, and in permitting certain parts to remain the Inspector acknowledged that this was against Policy GB6 and the result may have been different if he had not been faced with a fait accompli

Category 2 - Rebuilds and New Development in the Green Belt

Total Decisions 4 - Dismissed $3\frac{2}{3}$ (91.75%) Allowed $\frac{1}{3}$ (8.25%)

Almost complete support was received by the Council under this heading, the only small exception being to allow a concrete hardstanding to remain on land rear of 15 Southend Road, Rochford, although the notices relating to the establishment of a dwelling and the siting of a residential caravan on this site were upheld.

Category 3 - New Residential Development in a Residential Zone

Total Decisions 5 - Dismissed 2 (40%) Allowed 3 (60%)

Two of the appeals that were allowed related to adjoining sites in Alexandra Road, Ashington, and involved the replacement of bungalows with houses. The Council's objections related to the size of the proposed units and the effect of the rear projection on adjoining houses. The Inspector did not agree that either of these objections were valid and considered that the houses proposed were similar to many others in the road. The issues were basically subjective in nature and therefore it is more difficult to determine the effect of the decisions on policy, since they cannot be measured against precise criteria

The other appeal allowed in this category, for a new bungalow within the site of 3 Elm Close, Rayleigh, was a rather unusual situation, again depending on a somewhat subjective judgement from which it is difficult to draw general conclusions.

Category 4 - Residential Extensions and Garages

Total Decisions 3 - Dismissed 1 (34%) Allowed 2 (66%)

One of the appeals allowed related to a highway objection to a garage because it was contended that inadequate space was available to turn a vehicle within the site at 200 Rawreth Lane, Rayleigh. Whilst not strictly complying with the Highway Authority's standards, the Inspector considered that there was adequate room. The other appeal allowed related to the replacement of a flush window with a bay window at 29 Whitehall Road, Great Wakering (in the Conservation Area). Design and appearance were the main issues here and the Inspector, an architect, felt that the proposal was acceptable, again based on a subjective judgement

000611

Category 5 - Changes of Use

Total Decisions 2 - Allowed 2(100%)

The first appeal allowed in this category was for the change of use of 8 Eastwood Road, Rayleigh in a secondary shopping area, from a hairdresser to an estate agents. A number of such appeals has been lost, and the District Plan Working Party has already agreed to review the relevant policy (SAT3). The figure of 35% of non-retail uses in a central shopping area has often been quoted by Inspectors as being acceptable.

Also allowed was the change of use of 181 Bull Lane, Rayleigh to a nursery school which the Inspector found acceptable in a residential area and did not support the objections on traffic grounds or to the loss of residential accommodation against Policy H14. This decision is perhaps more debatable, although such applications are quite rare.

Category 7 - Leisure in the Green Belt

Total Decisions 2 - Dismissed 1(50%) Allowed 1(50%)

Both of these decisions related to the golf course proposals at Walfords Farm, Hullbridge Road, the difference being the scale of the ancillary uses and buildings. The Council's policy was basically upheld in that the application containing the largescale indoor facilities was turned down.

Category 8 - Industrial and Commercial

Total Decisions 1 - Allowed 1(100%)

The only decision in this category related to an extension at the Link Service Station, Ashingdon Road, Rochford, and the issues related to design and parking. The Council wished to achieve an overall improvement in the appearance of the site by the provision of pitched roofs to the new extension and the existing buildings. The Inspector felt that this would be unreasonable and was no ground for justifying refusal. He also noted that the parking situation had been improved by the provision of public parking spaces to the north of the site.

Category 9 - Listed Buildings/Conservation Areas

Total Decisions 1 - Dismissed 1(100%)

This decision related to an application to demolish a detached barn at the Red Lion in High Street, Great Wakering. Although the barn was in poor repair, the Inspector considered that its demolition would leave a large undesirable gap in the street scene, and the decision to dismiss the appeal is to be welcomed.

RECOMMENDED That the report be noted. (DD)

000612

INDEX OF APPEAL DECISIONS FOR THE FIRST QUARTER OF 1990

EXTENSIONS IN THE GREEN BELT

T/APP/B1550/A/89/127549/P6		
ROC/018/89	"OAKTREE", CLEMENTS GARDENS, HAWKWELL	DISMISSED 10.01.90

T/APP/C/89/B1550/01-04/P6		
ENF. NOTICE A,B	"LA MARE", WADHAM PARK AVENUE, HOCKLEY	DISMISSED/ 02.02.90 ALLOWED

T/APP/B1550/A/89/131398/P2		
ROC/027/89	"HIGHGATE", LOWER ROAD, HOCKLEY	DISMISSED 23.02.90

T/APP/B1550/A/89/130670/P2		
ROC/423/89	"ROAMING", KINGSWAY, HULLBRIDGE	ALLOWED 23.02.90

T/APP/B1550/A/89/133477/P2		
ROC/447/88	"MERRYTHOUGHT", ETHELBERT ROAD, ASHINGDON	ALLOWED 01.03.90

T/APP/B1550/A/89/132679/P4		
ROC/252/89	2 OLIVE COTTAGES, MUCKING HALL ROAD, WAKERING	DISMISSED 30.03.90

REBUILDS AND NEW DEVELOPMENT IN THE GREEN BELT

T/APP/B1550/A/89/132310/P5		
ROC/1124/88	LAND ADJACENT TO THE CHASE/STANLEY RD, HAWKWELL	DISMISSED 10.01.90

T/APP/B1550/A/89/131488/P2		
ROC/062/89	ASHINGDON RIDING CENTRE CANEDON ROAD, ROCHFORD	DISMISSED 16.02.90

T/APP/C/89/B1550/9-11/P6		
ENF. NOTICE 1		DISMISSED 22.03.90
ENF. NOTICE 2		DISMISSED 22.03.90
ENF. NOTICE 3	LAND R/O 15 S'THEND ROAD/ TINKERS LANE, ROCHFORD	ALLOWED 22.03.90

T/APP/B1550/A/89/135783/P5		
ROC/1159/88	28 SOUTHEND ROAD, ROCHFORD	DISMISSED 30.02.90

NEW RESIDENTIAL DEVELOPMENT IN RESIDENTIAL ZONE

T/APP/B1550/A/89/128542/P2		
ROC/127/89	56 SUTTON COURT DRIVE, ROCHFORD	DISMISSED 11.01.90

T/APP/B1550/A/89/121455/P8		
ROC/804/88	73 ALEXANDRA ROAD, ASHINGDON	ALLOWED 19.02.90

T/APP/B1550/A/89/125691/P8		
ROC/1177/88	79 ALEXANDRA ROAD, ASHINGDON	ALLOWED 19.02.90

T/APP/B1550/A/89/132332/P2		
ROC/1195/88	87 PLUMBEROW AVENUE, HOCKLEY	DISMISSED 01.03.90

T/APP/B1550/A/89/132584/P2		
ROC/129/89	3 ELM CLOSE, RAYLEIGH	ALLOWED 01.03.90

RESIDENTIAL EXTENSIONS AND GARAGES

T/APP/B1550/A/89/138600/P8		
ROC/563/89	200 RAWRETH LANE, RAYLEIGH	ALLOWED 14.03.90

T/APP/B1550/A/89/138035/P8		
ROC/152/89	29 WHITEHALL ROAD, GREAT WAKERING	ALLOWED 27.03.90

T/APP/B1550/A/89/138675/P8		
ROC/220/89	10 CHURCH ROAD, BARLING	DISMISSED 27.03.90

CHANGE OF USE

T/APP/B1550/A/89/130020/P8		
ROC/394/89	8 EASTWOOD ROAD, RAYLEIGH	ALLOWED 24.01.90

T/APP/B1550/A/89/135597/P7		
ROC/287/89	181 BULL LANE, RAYLEIGH	ALLOWED 09.03.90

ADVERTISEMENTS

NIL

LEISURE IN THE GREEN BELT

T/APP/B1550/A/89/131844/P5		
ROC/243/89	WALFORDS FARM, HULLBRIDGE ROAD, RAYLEIGH	DISMISSED 30.01.90

T/APP/B1550/A/89/139517/P5		
ROC/458/89	WALFORDS FARM, HULLBRIDGE ROAD, RAYLEIGH	ALLOWED 30.01.90

INDUSTRIAL AND COMMERCIAL

T/APP/B1550/A/89/128099/P6		
ROC/1078/88	LINK SERVICE STATION ASHINGDON ROAD ROCHFORD	ALLOWED 09.01.90

CATEGORY -- LISTED BUILDINGS/CONSERVATION AREAS

T/APP/B1550/E/89/804797/P8		
ROC/4001/88/CA	"THE RED LION", HIGH STREET, GREAT WAKERING	DISMISSED 30.01.90

000615

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 17th MAY, 1990

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

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

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

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

PLANNING SERVICES COMMITTEE 17th MAY, 1990

DEFERRED AND REFERRED ITEMS

ITEM NO.		PROPOSAL	CASE OFFICER
D.1	ROC/874/89	POTTING SHED. 172, FERRY ROAD, HULLBRIDGE.	LG
D.2	ROC/143/90	OUTLINE APPLICATION TO CONVERT EXISTING DWELLING AND STABLES TO OFFICES, ERECT NEW OFFICE BUILDING AND ASSOCIATED WORKSHOPS, CONVERT AND EXTEND COTTAGE FOR STAFF FACILITIES AND PROVIDE CAR PARKING AND ACCESS ROADS. BROOMHILLS, STAMBRIDGE ROAD, ROCHFORD.	JAW
R.3	ROC/188/90	CHANGE OF USE FROM CLASS A1 SHOP TO CLASS A2 BETTING OFFICE. 1, HIGH STREET, GREAT WAKERING.	JW
R.4	ROC/154/90	DETACHED 4-BED HOUSE AND DETACHED GARAGE. R/O 224, EASTWOOD ROAD, RAYLEIGH.	LG
R.5	F/0214/90/ROC	DETACHED 4-BED HOUSE. TREEHURST, 28, WESTERN ROAD, RAYLEIGH.	JAW
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PLANNING SERVICES COMMITTEE 17th MAY, 1990

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PLANNING SERVICES COMMITTEE

17th MAY, 1990

DEFERRED APPLICATIONS

Any update reports that cannot be produced at the same time as this Schedule of Applications will, with the Chairman's permission, be circulated independently or reported verbally.

D.1

ROC/874/89 HULLBRIDGE

172, FERRY ROAD, HULLBRIDGE

POTTING SHED.

Applicant: Mr. W. Lee.

Zoning: Residential.

APPROVE

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 95 - Development as per specified plan.
3. Std. Cond. 55 - Materials to be used - samples to be provided.
4. Std. Cond. 86 - development restrictions - Agricultural limitation.

DEFERRED REPORT:

This application has been deferred at previous planning services committee meetings, in order to seek further information from the applicant regarding the use of the site and to arrange a site visit involving Hullbridge Councillors. The site visit has now taken place and, as a result, revised plans have been received showing the overall height of the proposed building reduced by 0.6m. (2ft). The revisions also include a face-brick wall up to 2m. in height, with cladding above, instead of the fully clad building previously proposed.

The applicant's long term plans for the site are to re-introduce the market garden use, hopefully replacing the large timber building currently on site with a greenhouse, and increasing the amount of nursery stock on site. He envisages that a lorry load of peat would be delivered to the site once a fortnight, which would then be bagged up and distributed to nurseries and garden centres. The height of the proposed building has been reduced as much as possible whilst still allowing the delivery lorry to reverse into the entrance to the building to unload the peat. in view of the revisions now made, the proposed development is considered to be reasonable, and, subject to the conditions set out above, is recommended for approval.

D.2

ROC/143/90 STAMBRIDGE

BROOMHILLS, STAMBRIDGE ROAD, ROCHFORD

OUTLINE APPLICATION TO CONVERT EXISTING DWELLING AND STABLES TO OFFICES, ERECT NEW OFFICE BUILDING AND ASSOCIATED WORKSHOPS, CONVERT AND EXTEND COTTAGE FOR STAFF FACILITIES AND PROVIDE CAR PARKING AND ACCESS ROADS.

REPORT:

The Director of Development reports that Essex County Council Planning Sub-Committee Members are due to attend a site visit on Friday, 11th May and that any available comments arising therefrom will be reported verbally to the Committee, together with a summary of the up-to-date position on the application.

REFERRED APPLICATIONS

R.3 (From Weekly List No. 8)

ROC/188/90

Great Wakering

Zoning: District Plan - Residential/
Conservation Area.

Great Wakering Parish Council - object.
The County Planner (Specialist Advice)
on conservation matters, and two local
residents object to the proposal.

1, HIGH STREET, GREAT WAKERING

CHANGE OF USE FROM CLASS A1 SHOP TO CLASS A2 BETTING OFFICE

REFUSE

The site occupies a prominent corner position within the heart of the Great Wakering Conservation Area, located in an area zoned for residential purposes and opposite the parish church and its change of use from retail purposes to Class A2 use betting office will be detrimental to the character and amenities of the area. These failings will be exacerbated by the additional vehicular and pedestrian traffic generated by the use which, with limited off-street car parking facilities, is likely to result in indiscriminate parking to the detriment of the appearance and character of the area.

R.4 (From Weekly List No. 6)

ROC/154/90

Rayleigh

Zoning: Residential.

Outline planning permission was granted on appeal under ROC/699/88 for a house and garage on this site. This proposal indicates a siting further forward than the earlier scheme, but satisfies the normal technical requirements and the comments of the Inspector in his decision letter. Four letters of objection have been received, objecting mainly to increased traffic and safety hazards, loss of light and inappropriate development. The County Surveyor requires the imposition of Conditions 2 and 3 below.

R/O 224, EASTWOOD ROAD, RAYLEIGH

DETACHED 4-BED HOUSE AND DETACHED GARAGE.

APPROVE

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 19 - Parking and turning space provision.

3. The proposed access should be constructed to a minimum width of 2.5m. with a suitable dropped kerb crossing.
4. Std. Cond. 25 - Garage provision - prior to occupation.
5. Std. Cond. 53 - Materials to be used externally.
6. Std. Cond. 56 - Details of means of enclosure.
7. Std. Cond. 65 - Details of means of enclosure.
8. Std. Cond. 101 - Obscure glazing to specified windows.

R.5 (From Weekly List No. 9)

F/0214/90/ROC

Rayleigh

Zoning: District Plan - Residential.

This proposal is to renew an earlier outline application granted permission in 1984 for a dwelling set back 68m. from the highway in line with No. 28. The applicant has agreed to enter into a Section 52 Agreement as was the case in 1984 protecting trees on the site. A neighbouring occupier who directly fronts Western Road objects to the application, although his property is some 43m. away and a line of intervening poplar trees to be retained will help screen the development.

TREEHURST, 28, WESTERN ROAD, RAYLEIGH

DETACHED 4-BED HOUSE.

APPROVE - Subject to a Section 52 Agreement protecting trees on the site.

1. Std. Cond. 4 - Commence in five years.
2. The existing groups of trees bordering the northern and southern boundaries of the application site alongside Nos. 34 and 36, Western Road shall be retained and shall not be removed or reduced in height or spread. Any of the trees being removed without consent in writing from the Local Planning Authority or dying, being severely damaged or seriously diseased shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.
3. Std. Cond. 20 - Car parking - single dwelling.
4. Std. Cond. 53 - Materials to be used externally.

R.6 (From Weekly List No. 9)

F/0240/90/ROC

Zoning: District Plan - Residential.

Rayleigh

39, CROWN HILL, RAYLEIGH

REAR EXTENSION, NEW ROOF INCORPORATING ROOMS IN THE ROOF AND DORMERS.

REFUSE

The proposed new roof incorporating an extended ridge line and hipped roofs as extensions of the main roof planes over two large front and rear first floor additions will result in a bulky incongruous and overpowering feature in the roofspace to the detriment of the appearance of the area.

PLANNING SERVICES COMMITTEE

17th MAY, 1990

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

7.

ROC/577/89/DP ASHINGDON

LAND NORTH OF BRAYS LANE, ASHINGDON

USE OF LAND AS INFORMAL PUBLIC OPEN SPACE AND CHILDREN'S PLAY AREA.

Applicant: Rochford District Council.

Zoning: M.G.B.; Public Open Space.

Ashingdon Parish Council - welcome application and hope that regard is paid to road safety considerations.

RECOMMENDATION: That pursuant to Regulation 4 of the Town and Country General Regulations, 1976, that the Leisure Services Committee resolve to carry out the development subject to the condition set out below and the Director of Development be delegated to agree acceptable details for the provision of a public footway between the existing footway in Brays Lane and the application site.

1. That the proposed children's play area shall be located a minimum of 30m. (100ft.) from the residential curtilages bordering the western boundary of the site.
2. The children's play area shall not be brought into use until a satisfactory footpath link is provided to connect up with the existing one in Brays Lane.

REPORT:

This site is allocated for public open space purposes in the District Local Plan and is included in the Council's Open Space Development Programme.

It is intended to use the land as informal open space with a children's play area facility.

Two planning issues have emerged in the consideration of the proposal and, arising from consultations, the first is the actual location of the play area and the second is the question of pedestrian access to the site.

The first issue of concern to nearby residents can simply be resolved by ensuring that there is reasonable separation between existing residential properties and the proposed play area and a minimum distance of 30m. (100ft.) is recommended.

The second issue is more complex. Currently, the public footway on the north side of Brays Lane stops some 27m. short of the application site. Clearly in highway safety terms it is desirable that a continuous footway is available between the site and the adjacent housing areas and indeed the County Surveyor recommends that this is provided. The road is part of the lorry route leading to Wallasea Island and is therefore used by large vehicles which occupy the available carriageway width.

Whilst there is an unsurfaced strip bordering the carriageway it is not of sufficient width to accommodate a proper made up footway and does not provide an adequate refuge for pedestrians. The County Surveyor is investigating the precise highway boundary to establish whether a footway could be constructed within existing highway limits and whether there has been any encroachment.

It is felt that the provision of the footway link should be explored and considered before the open space is available for use and certainly before any children's play area facility is provided. This aspect cannot be made the subject of a condition in any permission for the development as it involves land beyond the application site. Furthermore, it is not a matter which can be dealt with by way of an Informative Note as it is not simply a point of information but a question of commitment to provide the facility in the interests of highway safety for which delegated authority is sought.

Consultation Responses:

County Planner - no objections.

Anglian Water - no comments.

Eastern Council for Sport and Recreation - supports additional open space provision.

Head of Environmental Services - no observations.

County Surveyor - recommends provision of footway link in Brays Lane.

Local Residents

Luxway, Brays Lane - no objections subject to site being fenced.

The Hazels, Brays Lane - concern about lack of footpaths, highway safety and car parking facilities but no objection in principle.

Fairview, Brays Lane - also concerned about highway safety aspects having regard to speed and type of vehicles using Brays Lane and the lack of footpaths. Requests play area located away from residential property.

2, Golden Cross Road - comments on highway safety issues, heavy vehicles and considers site unsuitable for play area facility.

8.

GD/0223/90/ROC ROACH GROUP

PRIESTWOOD, FOULNESS ISLAND

WATER TOWER.

Applicant: Department of the Environment.

Zoning: Coast Nature Conservation Zone.

RECOMMENDATION: Delegate to the Director of Development on expiry of public notices and consultations to advise the Property Services Agency (Department of the Environment) that no objection is raised to the proposal.

REPORT:

It is the Department of the Environment/Property Services Agency intention to carry out improvements to the water supply to Foulness Island by the construction of a larger and higher water tank and tower and associated chlorination housing at Priestwood, Foulness. This installation will replace the existing tower and tank facility on the site.

No adverse comments have been received to the proposal, although it has only recently been advertised as possibly affecting the setting to the nearby rural farmhouses which are both listed buildings. Both occupiers have also been consulted.

The above recommendation is made given the nature of many of the structures on Foulness and because this is a replacement facility which is unlikely to be significantly more imposing than the existing one.

9.

ROC/3006/90/AD ROCHFORD

FREIGHT HOUSE, BRADLEY WAY, ROCHFORD

ERECT 4 NON-ILLUMINATED SIGNS.

Applicant: Circa Leisure PLC.

Zoning: Community Use/Conservation Area.

APPROVAL:

1. Std. Cond. A1 - Advertisements - Standard Conditions.
2. The proposed signs should be positioned clear of the limits of the public highway.
3. The lettering and logos shall be handpainted sign writing.

REPORT:

The application proposes 3 identical 4ft. x 4ft. sign boards alongside West Street and Bradley Way and a fourth sign 4ft. x 8ft. alongside the railway line.

The Rochford Hundred Amenities Society question the need for more than 2 signs. Officers have some sympathy with this view however, the applicant is unwilling to reduce the number of signs proposed. In the circumstances, the recommendation is made on balance.

No further objections have been received.

10.

OL/0232/90/ROC RAYLEIGH

REAR OF 19-21, CASTLE ROAD, RAYLEIGH

OUTLINE APPLICATION TO ERECT TWO STOREY BLOCK OF FOUR 1-BED STARTER FLATS WITH GARAGES AND PARKING AND ACCESS OFF CASTLE CLOSE.

Applicant: Mr. B. C. Wilkinson.

Zoning: Residential.

APPROVAL:

1. Std. Cond. 2 - Reserved matters to be approved.
2. Std. Cond. 3 - Time limits (Outline).
3. Std. Cond. 53 - Materials to be used externally.
4. Std. Cond. 79 - Garage to be incidental to enjoyment of dwelling.

5. Std. Cond. 61 - Tree protection during construction.
6. Prior to the occupation of the building hereby permitted the 10 car parking spaces (including the 4 garages) indicated on the submitted plan shall be properly laid out and surfaced in a manner previously agreed in writing by the Local Planning Authority pursuant to condition 2 above. Furthermore, such space shall maintained thereafter free of any impediment to its designated use, 4 of these spaces shall at all times remain available to the occupiers of 19 and 21 Castle Road on the basis of 2 per dwelling and the remaining 6 spaces shall be retained on a communal basis for the 4 - 1 bed units hereby approved.

REPORT:

Outline planning permission is sought for a building to provide 4 one-bedroom starter flats. This same site recently received approval Ref. ROC/711/89 (for a very similar proportioned building to provide two flats).

As with the earlier scheme a communal car parking and garaging arrangement is proposed to this development and Nos 19 and 21 Castle Road. Overall 10 spaces are proposed allowing 2 for each house and 6 spaces between the 4 one bed starter units as required by the Councils car parking standards set in appendix 1 (A1.3.3 & A1.35) of the District Plan. Also it should be borne in mind that this is a town centre location adjoining a public car park.

This most recent scheme proposes a building shell essentially the same as that already approved which would enhance the Townscape in this location, currently dominated by rear servicing, the car park and back gardens. The proposal would not appear injurious to residential amenity overlooking only the lower gardens to nos 25 and 27 Castle Road with the church ground in between and these gardens already lose privacy to the public car park.

The Communal garden space provided in the scheme exceeds the minimum required by the Council, and the gardens remaining at 19 and 21 are as approved on the earlier scheme with the addition of the courtyard car parking.

At the time of writing no comments have been received from neighbours. However, Rayleigh Civic Society consider the size and bulk of the development excessive for the plot which could establish precedent. Furthermore concern is expressed regarding the access and conflict with the main exit to the public car park.

11.

CC/0252/90/ROC RAYLEIGH

EDWARD FRANCIS COUNTY JUNIOR SCHOOL,
UPLANDS PARK ROAD, RAYLEIGH

RE-CLADDING.

Applicant: The County Planner.

Zoning: Primary School.

RECOMMENDATION: That the County Planner be advised that the Local Planning Authority has no objections to the proposal.

REPORT:

The proposal involves the replacement of existing cladding with Trespa panelling, which will be finished in a chocolate brown colour. The doors will be painted in a deep red colour.

The scheme shown is phased over two years.

12.

ROC/888/89 HAWKWELL

OLICANA, MAGNOLIA ROAD, ROCHFORD

SINGLE STOREY SIDE EXTENSION.

Applicant: Mr. & Mrs. F. Burnham.

Zoning: M.G.B.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. cond. 54 - Materials to match existing.
3. Std. Cond. 73 - Permitted Development Restrictions
- conversion of roof space.

REPORT:

Enforcement action on this site (for the change of use to industrial use and the erection of buildings) has been continuing by way of site meetings, inspections, etc. and this has delayed the full consideration of this application.

(Application ROC/887/89 has been submitted to regularise the situation in respect of the unauthorised buildings and this matter is still pending).

From the Authority's records it appears that the dwelling was extended by some 9.7m.sq. between the submission of plans in 1935 and 1979. A plan submitted in 1952 indicates an enlarged dwelling although a 1954 o.s. plan shows the dwelling in what appears to be its "original", 1935 form. In 1972 a small addition of 4.1m.sq. was constructed and the plans here indicated a dwelling larger than the 1935 form.

In summary the following additions have been made or proposed:-

1) post 1935	9.74m.sq.
2) 1972	4.10m.sq.
3) present application	25.08m.sq.
<hr/>	
Total	38.92m.sq.

Members will be aware that the normal policy requirement is that extensions to Green Belt properties should not exceed 35m.sq.

Bearing in mind there is some doubt as to when 1) above was constructed a minor variation to the normal "35m.sq." policy of 3.92m.sq. would not seem unreasonable in this case

13.

OL/0195/90/ROC RAYLEIGH

REAR OF 11, HIGH STREET, RAYLEIGH

OUTLINE APPLICATION FOR SHOP UNIT WITH OFFICE UNIT ABOVE.

Applicant: The Rona Partnership.

Zoning: Secondary Shopping Area, with Conservation Area and adjacent listed buildings.

REFUSAL

1. The design form and scale of the proposal is considered inappropriate and out of character with the existing buildings and cottages that lie to the north and west of the site, in particular the listed buildings at numbers 9 and 11 High Street.

2. The proposal does not show any parking and turning facilities on land indicated as being within the Applicant's control, including such facilities for service/delivery vehicles visiting the site. The lack of such facilities could result in vehicles having to wait within the highway, causing conditions of danger and obstruction, to the detriment of highway safety.
3. The proposal is unacceptable and symptomatic of an overdevelopment of the site due to, firstly, the lack of space for parking, turning or service vehicles to serve the development and, secondly, building over the existing rear yard area will prevent the use of the site for such parking, turning or service provision in connection with existing premises in the vicinity.

REPORT:

The proposal is in outline form to provide a two storey building with a shop unit with offices over.

The site is "land locked" to the rear of no. 11 High Street and is without any road frontage.

The development is presented by the applicant as an adjunct to the nearby development under construction to the rear of 15-17 High Street as it would enclose the northern side of the square created within that development and is of a complimentary style.

The recommendation is made on balance given the restricted size of the site, and the views expressed below by the County Surveyor, County Planner (Specialist Advisor) and Rayleigh Civic Society which are respectively:-

- a) recommends that the application be refused for reason 2 above,
- b) takes the view that this is an important site in relation to both the listed buildings and new development and that the built form is inappropriate as set out in reason 1 above and
- c) are concerned whether this is the right sort of development but acknowledge it could link the old and new buildings, query access and parking available to the site.

LOWER BARN FARM, LONDON ROAD, RAYLEIGH

CHANGE OF USE TO CRAFT CENTRE AND ENLARGE WINDOWS.

Applicant: Lorenzo Argentieri.

Zoning: M.G.B.

REFUSE

1. The proposal would intensify the use of an access on a stretch of the busy classified highway A129 where the principal use is that of carrying traffic freely and safely between centres of population. The existence of an access in this location is a matter of fact and, therefore, some degree of conflict and interference to the passage of through vehicles already occurs by the intensification of that conflict and interference which this proposal would engender would lead to the deterioration in the efficiency of the through road as a traffic carrier and be detrimental to highway safety.
2. Std. Rsn. RFR9 - Green Belt.

REPORT:

This site is located on the north side of London Road and in the Green Belt. It covers about 6 acres and originally formed part of a larger holding which over the years has been parcelled off resulting in its present contracted size.

There is a detached house on the site lying towards the east side of the site whilst on the west side of the site old barns and a stable block originating in part it is suggested from the 16th Century. The stables lie closest to the highway.

In 1962 planning permission was granted for the use of the land as a riding school and there is no evidence to indicate that it was not commenced.

During the mid 1970's under different ownership the premises were used without planning permission as a base for demolition contractor which was enforced against and which notice was upheld on appeal.

There is no firm evidence that a substantial riding school was reintroduced after this, but the site conditions do not preclude that occurring, consequently the owner of the site could reintroduce this use without further reference to the Local Planning Authority.

The present owner has resided for about four years who, amongst other activities (some unauthorised and under separate investigation as previously reported to the Committee on 1st February, 1990 when it was resolved to take Enforcement Action) states he has used the stables for horses on a low key basis until some time last year.

This proposal is to convert the stables into nine country craft studios with slightly enlarged windows to the front elevation. The original brickwork has been repointed and a new gable roof is proposed as part of a more recently received application to replace that destroyed by gales last year.

The units created would be of various widths, ranging from 22ft. to 6ft.9ins. and all 13ft. deep.

The site has been inspected by a representative of the County Council who confirms that none of the structures have retained a sufficient amount of their original form to warrant listing.

It is believed that a craft centre such as is generally proposed here would be the first of its kind in the area.

Members are advised that the applicant is claiming the support of advice contained in PPG7, the details of which were reported to Members on 19th March, 1990. The applicant has also stated that if planning permission were to be granted, he would agree to compensate free revocation of the planning permission for the riding school.

Consequently, the main issues that fall for consideration are whether the location for these uses is appropriate and whether it accords with the advice contained in PPG7.

It is considered that the proposal as submitted is not presented as a comprehensive scheme for the whole site. Further details have been requested to enable a more comprehensive assessment which must nevertheless be made in the light of strong highway objections from the County Surveyor to the intensification of use of the access to the A129 which is an extremely busy classified road.

In addition to the highways problems identified by the County Surveyor, Members will wish to consider the principle of the proposed use having regard to its impact on this Green Belt location.

Consultations:

Rayleigh Civic Society - considers it accords with Policy GB4 of the District Plan but adequate parking is required and no unauthorised structural alterations to take place.

Access Committee for the Disabled - level or ramped access suggested.

15.

ROC/927/89 RAYLEIGH

1, GOLDSMITH DRIVE, RAYLEIGH

REMOVAL OF "AGRICULTURAL WORKER" CONDITION IMPOSED ON PLANNING
CONSENT RAY/348/71.

Applicant: Mr. and Mrs. A.E. O'Connor.

Zoning: M.G.B.

REFUSAL:

1. The Local Planning Authority is not satisfied that there is sufficient evidence to demonstrate that reasonable efforts have been made to dispose of the premises as a dwelling with occupancy restricted to persons employed, or last employed, in agriculture as stipulated in the planning permission dated 1st February, 1972 (RAY/348/71).
2. The site is within the Metropolitan Green Belt and, without the necessary evidence required as stated above, the proposal is considered to be contrary to the policies applicable to this area and as defined in Policy S9 of the Approved Essex Structure Plan. Within such Green Belt areas as indicated in the Rochford District Local Plan, the policy states, inter alia, that permission will not be given for the construction of new buildings, or changes of use, or for purposes other than agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sport and recreation, institutions in large grounds, cemeteries or similar uses which are open in character. The erection of this building would not normally have been permitted but was exceptionally granted solely to fulfil an agricultural need. There appears to be no reason at this time to waive the above condition bearing in mind this policy.

REPORT:

Members will recall refusing permission for this same operation in 1989 (ROC/958/88).

Following this an appeal was made and the Inspector found in favour of the Authority. He considered that the applicant had "not tested the entire market for possible disposal of his property because he has not adequately demonstrated that there is no demand from the existing farming community." He went on to say that "it would not be right to allow your client's appeals without a satisfactory demonstration that it can no longer serve as an agricultural dwelling."

The applicants agents have indicated that their client has "made the necessary contacts with all the farmers in the area to see whether any of their workers wished to purchase the property." However, the Authority has not been given any evidence of this despite requesting it and therefore the above recommendation has been made.

Any further information received from the applicant in the meantime will be verbally reported to the meeting.

16.

F/0251/90/ROC ASHINGDON

LAND ALBERT/CLIFTON ROAD AND RECTORY AVENUE
(PLOT 21)

DETACHED HOUSE AND DOUBLE GARAGE.

Applicant: MBC (Estates Ashingdon) Ltd.

Zoning: Residential.

RECOMMENDATION: Delegate to the Director of Development to approve subject to revised site plan and completion of consultations.

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 55 - Materials to be used - samples to be provided.
3. Std. Cond. 24 - Garages and hardstandings - provision and retention.
4. Std. Cond. 61 - Tree protection during construction.
5. Std. Cond. 79 - Garage to be incidental to enjoyment of dwelling.

6. The development hereby permitted shall only be implemented in substitution for the reserved matters approved under ROC/391/86/5 pursuant to the outline planning permission granted on 26th June, 1987 (ROC/391/86) insofar as they affect Plot 21, i.e. at no time shall the dwelling indicated on the previous approval be erected simultaneously as the dwelling hereby permitted.

REPORT:

This proposal amends the approval for a dwelling with integral garage (ROC/391/86/5).

No adverse comments have been received.

17.

CU/0293/90/ROC RAYLEIGH

89, WARWICK ROAD, RAYLEIGH

CHANGE OF USE OF GRASS VERGE TO RESIDENTIAL GARDEN WITH BOUNDARY FENCE AROUND OUTSIDE.

Applicant: Mr. J.W. Keeley.

Zoning: Residential.

RECOMMENDATION: Delegate to the Director of Development to refuse on expiry of consultations and receipt of County Surveyor's views.

The enclosure of the verge adjoining 89, Warwick Road would lose to the street scene a wide grassed verge which currently contributes to the wider amenity enjoyed by residents in the site's immediate locality. If allowed to be enclosed by a 7ft. high screen fence, a precedent would be established making it difficult for the Local Planning Authority to resist the enclosure of other verges opposite and beyond the site but in the same street scene and, as a result, leading to the gradual loss of amenity in the locality arising from piecemeal verge enclosure proving detrimental to the character and appearance of the Warwick Road/Warwick Gardens street scene.

REPORT:

This application seeks to enclose all of the grass verge adjoining the curtilage of 89, Warwick Road with lapwood panel fencing with concrete posts on gravel boards from a height of 7ft. parallel with the line of Warwick Gardens dropping to a height of 4ft.6ins. forward of the Warwick Road building line.

The street scene in this particular location features a grassed verge of some 5ft. wide in addition to the width of the pavement and on both sides of Warwick Road. The entrance to Warwick Gardens enjoys wide verges, one of which forms the application site. Further along Warwick Road similar verges exist at the entrance to Worcester Drive.

The issues raised in consultation centre on the affect upon highway visibility of the line taken by the proposed fence and the loss of this green space with adverse consequences upon the amenity enjoyed to the street scene given the proportion of verges to the estate layout.

At the time of writing, neighbour representations have yet to conclude. However, 12 letters of objection have been received concerning the adverse effect the proposal will have upon highway visibility and the loss of existing green spaces that will also result.

Letters of objection have been received from some 12 households concerned regarding the loss of the amenity of the grass verge, possible infringement of sight lines/visibility at the junction of Warwick Road and Warwick Gardens and that the enclosure would provide more space to the curtilage of No. 89, encouraging the Driving School business and associated vehicle repairs, cleaning and servicing reported to be operating from the site. This use is reported to have caused parking and congestion problems which would increase if the extension of the garden allowed the business use to develop.

18.

ROC/060/90 RAYLEIGH

R/O 35 & 37, RAWRETH LANE, RAYLEIGH

OUTLINE APPLICATION TO ERECT NINE HOUSES.

Applicant Mr. J. Reynolds and Mr. P. Thake.

Zoning: Residential.

RECOMMENDATION: Delegate to the Director of Development to approve on confirmation of revised form of application.

1. Std. Cond. 2 - Reserved matters to be approved.
2. Std. Cond. 3 - Time limits (outline).
3. Prior to the commencement of the development hereby permitted, a 1.8m. (6ft.) high screen fence shall be erected between the points A and B on the submitted drawing No. 9001/01A and date stamped 11th April, 1990 and retained thereafter. No direct access shall thereafter occur between the site and Rawreth Lane but instead all access shall be via the estate road to the east as indicated on the submitted drawing or as otherwise agreed in writing with the Local Planning Authority.
4. Std. Cond. 7 - Estate Roads - prior construction.
5. Std. Cond. 21 - Car parking - multiple dwellings.
6. Std. Cond. 56 - Landscaping scheme - details/implementation.
7. Std. Cond. 66 - Details of screening.
8. Std. Cond. 98 - Removal of buildings.

REPORT:

The majority of this site is presently used for various commercial activities which are long standing - being mainly established uses immune from enforcement action. To permit this site's re-development for residential purposes would obviously be advantageous for the area as a whole.

Members may recall granting permission recently for similar development on an adjacent site to the east (ROC/18/90) and part of that site overlaps this one.

No objections have been received from neighbours, Anglian Water, the National Rivers Authority or the Head of Environmental Services.

The County Surveyor has recommended refusal for the original scheme - which indicated direct access onto Rawreth Lane - but verbally supports the revised scheme that proposes access from the development permitted under ROC/18/90.

19.

ROC/102/90 RAYLEIGH

BETWEEN CONCRETE BATCHING PLANT AND UNIT 11,
RAWRETH INDUSTRIAL ESTATE, RAWRETH LANE, RAYLEIGH

OUTLINE APPLICATION TO ERECT INDUSTRIAL UNITS.

Applicant: G. Saunders & Associates.

Zoning: Industrial Use.

RECOMMENDATION: Delegate to the Director of Development to approve on the completion of (i) consultations regarding the revised plans, including comments of County Surveyor and (ii) a Legal Agreement requiring the previous use not to re-commence on any part of the site and re-inforcing conditions as well as varying the original agreement accordingly.

1. Std. Cond. 2 - Reserved matters to be approved.
2. Std. Cond. 33 - Provision of loading/unloading area - 1.
3. Std. Cond. 35 - Storage restriction - on open areas.
4. Std. Cond. 46 - Paint spraying - provision of booth/area.
5. Std. Cond. 47 - Burning of waste materials restricted.
6. Std. Cond. 53 - Materials to be used externally.
7. Std. Cond. 60 - Tree and shrub planting scheme - details/implementation.
8. As part of the above tree planting scheme, an earth mound shall be formed, prior to the commencement of the building hereby permitted, as indicated on the submitted drawing No. RH 6842:90A and along the entire southern boundary as indicated A - B on the plan returned herewith.
9. Prior to the occupation of any of the buildings hereby permitted a 2m. high brick wall (or building of similar or greter height) shall be erected between the positions marked C and D on the plan returned herewith, details to be submitted pursuant to Condition 2 above and such structure shall be retained thereafter.
10. Units 3 to 13 as indicated on drawing No. RH 6842:90A shall be used for light industrial uses only and for no other purposes, including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provisions equivalent to that Class in any statutory instrument revoking and re-enacting that Order. Notwithstanding the

provisions of Article 3, Schedule 2, Part 3 of the Town and Country Planning General Development Order, 1988, or in any statutory instrument revoking and re-enacting that Order, Units 14 to 22 shall be used for general or light industrial uses only and for no other purposes, including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

11. Std. Cond. 49 - Oil interception arrangements.
12. Std. Cond. 52 - Services - details of surface water disposal.
13. The buildings hereby approved shall not be occupied except between the hours of 7.30 a.m. to 6.00 p.m. Monday to Friday and 7.30 a.m. to 2.00 p.m. on Saturdays. There shall be no occupation on Sundays or Public Holidays.
14. No retail sales shall take place from any part of the site.

REPORT:

Permission was granted for the majority of this site to be used for scrap and equipment processing, open storage of metals, weighbridge and estate roadway (ROC/436/84). This was subject to various conditions as well as a Legal Agreement which required, amongst other things, a buffer strip along the site's southern and eastern boundaries.

The current proposal seeks permission for light industrial as opposed to the previous somewhat heavy industrial use and indicates the backs of buildings onto both southern and eastern boundaries. If Members are in agreement, it is suggested that an informative be placed on the decision notice strongly recommending that no windows, doors, etc. are inserted in these rear elevations when the more details drawings are submitted. This would prevent any unnecessary disturbance to the proposed residential areas adjoining the site.

The layout of buildings has been amended in view of the existence of both public foul and surface water sewers which cross the site. Anglian Water Services (AWS) has therefore objected to the original scheme but it is envisaged that this will be withdrawn in view of the amendments.

The National Rivers Authority (NRA) has no objections in principle but refers to various requirements regarding drainage which can be covered by Conditions 11 and 12.

No letters have been received from neighbouring units.

The Head of Environmental Services comments on the revised scheme will be reported to the meeting.

20.

F/0226/90/ROC ASHINGDON

ALBERT TO CLIFTN ROAD/RECTORY AVENUE, ASHINGDON

ERECT THREE CHALETS (PLOTS 25, 26 AND 27).

Applicant: MBC Construction Ltd.

Zoning: Residential.

Ashingdon Parish Council has commented that one of the rear gardens on the original plan appears to be below the minimum standard and asks that the public footpath indicated be safeguarded. The revised plans now show an increased garden area above this standard.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 7 - Estate roads - prior construction.
3. Std. Cond. 9 - Private drives - surface finish.
4. Std. Cond. 25 - Garage provision - prior to occupation.
5. Std. Cond. 27 - No obstruction to visibility - 600mm/1m.
6. Std. Cond. 53 - Materials to be used externally.
7. Std. Cond. 56 - Landscaping scheme - details/ implementation.
8. Std. Cond. 61 - Tree protection during construction.
9. Std. Cond. 66 - Details of screening.
10. Std. Cond. 81 - Retention of window pattern.
11. Std. Cond. 101 - Obscure glazing to specified windows.

REPORT:

Following the grant of outline planning in 1987 (ROC/391/86), detailed approval was granted for bungalows on these three plots in 1988 (ROC/391/86/5).

This proposal seeks to keep the overall bulk and shape to these dwellings but with modifications to the roofs to incorporate roof lights and additional windows thereby allowing use of the roof space.

No objections have been received from neighbours although an additional consultation has taken place on revised plans. The consultation period will expire on 15th May, 1990. Any comments received upto this time will be verbally reported to the meeting.

The County Surveyor has no objections subject to Conditions 3 and 5 being imposed.

21.

ROC/945/89 ROCHFORD

GUSTED HALL, GUSTED HALL LANE, ROCHFORD

OUTLINE APPLICATION TO CONSTRUCT GOLF COURSE WITH CLUB HOUSE FACILITIES AND NEW ACCESS ROAD.

Applicant: Gusted Hall Estates Ltd.

Zoning: M.G.B.

REPORT:

Members will recall arising from the minutes of the Gusted Hall Panel meeting of the 9th April that :-

- (i) the applicants were preparing a revised submission and had asked the application be held in abeyance in the interim;
- (ii) a further meeting of the Panel might be necessary when the revised details are received.

The revised submission, which has just been received, is being considered by Officers as well as being out on reconsultation with the County Surveyor. It is anticipated that a full report will be presented to the next Planning Services Committee but, in the meantime, this gives Members the opportunity to consider whether or not to reconvene the Panel.

22.

ROC/046/90 ROACH GROUP

4, BOARDED ROW, EAST END, PAGLESHAM

EXTEND ROOF OF PORCH TO FORM CANOPY.

Applicant: B.A. Cookson.

Zoning: M.G.B., S.L.A., Conservation Area.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 54 - Materials to match existing.
3. Notwithstanding the provisions of Article 3, Schedule 2 and Part 1 of the Town and Country Planning General Development Order, 1988 (or any Order revoking or re-enacting that Order), no part of the open area beneath the overhanging eaves at the front of the building, or the area beneath the tiled roof structure shall be filled in with glass, timber, blockwork, brickwork or any other materials except for the isolated timber post shown on the approved drawing No. 193/02 date stamped 24th January, 1990.

REPORT:

Although this would normally be a matter delegated to the Director of Development to determine, the proposal is brought before Members in view of a technical breach of planning control, amongst other things.

A porch has recently been added onto an extension that was permitted in July last year. The owner was under the impression that as the floorspace was less than 3 sq.m., the porch would be "permitted development" i.e. no application would be required. However, a detailed inspection of the porch reveals that it is 3.145 sq.m. and therefore needs express permission.

The canopy - the subject of this application - is proposed to be added to this porch.

It has been suggested to the applicant and his agent that the porch could be included in this application but there has been no definite reaction to this.

Two replies from neighbours have been received and one has objected on the following grounds :-

✓

- (i) development here is out of proportion with and dominating the row of boarded cottages;
- (ii) obstruction is more likely to right of way enjoyed by the residents in the area.

The County Planner's Specialist on Conservation Matters has raised no objection subject to Condition 2 being imposed.

Whilst there are reservations concerning the appearance of the porch, it has to be accepted that a very minor alteration to its floor area will take this outside the Authority's control. The canopy will be a logical extension of this and therefore the above recommendation is made on balance.

DELEGATED PLANNING DECISIONS - 17th MAY 1990

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

APPROVALS

- ROC/080/87 Construction of new village hall adjacent 29, High Street, Great Wakering - Great Wakering Parish Council.
- ROC/795/89 Single storey side and rear extensions at 5, Greenlands, Rochford - Mr Barlow.
- ROC/826/89 Rear dormer at 1, Hullbridge Road, Rayleigh - Mr R.K. Freeman.
- ROC/894/89 Two storey side and single storey rear extensions at 216, Ferry Road, Hullbridge - Mr S. Gawne.
- ROC/011/90 First floor front extension and front canopy at 374A, Little Wakering Road, Great Wakering - Mr M. Smith.
- ROC/016/90 Single storey rear extension, demolish existing garage and add new garage at 61, The Chase, Rayleigh - Mr & Mrs R. Skelsey.
- ROC/023/90 Two storey side extension incorporating double garage at 16, Belvedere Avenue, Hockley - Mr & Mrs G. Buckingham.
- ROC/043/90 Single storey side extension and 2m high front boundary wall with lych gate at 53, High Road, Hockley - Mr Power.
- ROC/048/90 Pitched roof at rear to incorporate first floor accommodation at 38, Broad Walk, Hockley - Mr & Mrs M. Thomas.
- ROC/051/90 Two storey side extension to incorporate garage, diner and bedroom at 7, Northfields Crescent, Great Wakering - Colin Marshall.
- ROC/117/90 Two storey rear and single storey side extension at 25, The Paddocks, Rayleigh - Mr S.A. McQuibian.
- ROC/128/90 Convert hipped roof to gable to incorporate rooms in roof at 8, Picton Close, Rayleigh - Mr D. Heath.
- ROC/133/90 Single storey infill extension between dwelling and garage with pitched roof over, front garage extension and extend dormer at 3, Holt Farm Way, Rochford - Mr Bonsor.
- ROC/140/90 First floor rear extension at 34, Grove Road, Rayleigh - Mr Battershall.
- ROC/141/90 First floor rear extension at 36, Grove Road, Rayleigh - Mr Jobey.
- ROC/147/90 Demolish existing garage and garden shed and replace with single storey building for study and tool store at 45, Southend Road, Rochford - Mr R. Harris.
- ROC/153/90 Single storey side extension at Lower Hockley Hall Farm, Lower Road, Hockley - Keith H. Hudson.
- ROC/156/90 Two storey side extension at Pyne Cottage, Trenders Avenue, Rayleigh - Mr D. Costen.
- ROC/157/90 Two storey front extension at 71, Cheapside East, Rayleigh - Mr A. Bell.

000646

APPROVALS (Cont.)

ROC/161/90 Rear conservatory at 14, Brook Close, Roohford - Mr & Mrs Mansfield.

ROC/164/90 Single storey front extension incorporating garage and lounge extensions at 4a, York Road, Hawkwell Mr D.P. Osborne.

ROC/168/90 New pitched roof at Ricbra, Lower Road, Hockley - Mr W.B. Lemon.

ROC/169/90 Extend garage out at side at 25, Broomfield Avenue, Rayleigh - Mr D. Kelly.

ROC/170/90 Single storey side and rear extension at 36, Grange Gardens, Rayleigh - Mr P. Dukelow.

ROC/171/90 Single storey rear extension at 430A, Ashington Road, Ashington - Mr C. Goodfellow.

ROC/4003/87/CA Conservation area consent to demolish existing village hall at High Street, Great Wakering - Gt. Wakering Parish Council.

ROC/3007/90/AD Fascia and double sided projecting sign at 160, High Street, Rayleigh (Post Office) - Post office counters Ltd.

ROC/158/90 Erect a 1.65m high boundary wall at 222, High Street, Great Wakering - Leslie R. Elliott.

ROC/882/89 Detached double garage at Halliards, Pooles Lane, Hullbridge - Mr N. Summers.

F/0183/90/ROC Rebuild existing rear extension and extend garage at St. Merryn, Louise Road, Rayleigh - Mr P. Halls.

F/0191/90/ROC Two storey rear extension and rooms in roof at 52, Sandhill Road, Rayleigh - Mr & Mrs Hunter.

F/0198/90/ROC Single storey side extension at 21, Albert Close, Ashington - David W. Deadman.

F/0202/90/ROC Front extension to garage with pitched roof over and alterations at 33, Great Wheatley Road, Rayleigh - Mr & Mrs T. Webb.

F/0207/90/ROC Add garage to side at 10, Sunny Road, Hawkwell - Mr P. Kelly.

F/0213/90/ROC Two storey rear extension and rear dormer at 100, Eastwood Road, Rayleigh - G. Roberts.

F/0221/90/ROC Front porch and pitched roof to garage at 60, Eastwood Road, Rayleigh - Mr E.C. Farwent.

ROC/3003/90/AD Erect 12 ft. 7in. high nonilluminated parish sign adjacent 10, Rectory Road, Hawkwell - Hawkwell Parish Council.

F/0176/90/ROC Two storey rear extension, rear conservatory and extend garage at front and canopy to front at 18, Western Road, Rayleigh - Mr. & Mrs. E. Callis.

APPROVALS (Cont.)

F/0184/90/ROC	Single storey rear extension at 14, Hartford Close, Rayleigh - Mr. B. Garrod.
F/0193/90/ROC	Continue use of saddlery shop and extension to shop at Burrells Farm, Church Road, Rawreth - Mrs. F. Gillott.
F/0197/90/ROC	Two storey side extension at 6, Leasway, Rayleigh - Mr. & Mrs. S. A. Barrow.
F/0199/90/ROC	Single storey rear extension at 107, Downhall Road, Rayleigh - Mr. R. Baker.
F/0204/90/ROC	Single storey rear extension at 95, Downhall Road, Rayleigh - Mr. S. Barrett.
F/0211/90/ROC	Single storey rear extension at 8, Albert Close, Ashingdon - Mr. Leverington.
F/0215/90/ROC	Attached garage at 144, Stambbridge Road, Rochford - Miss. A. Barham.
F/0216/90/ROC	Single storey front extension at 110, Burnham Road, Hullbridge - Mr. M. A. O'Flanagan.
F/0255/90/ROC	First floor rear extension and front dormer at Verna, Pooles Lane, Hullbridge - Mr. J. J. Caton.
F/0230/90/ROC	Single storey front, rear and side extensions at 4, York Road, Ashingdon - Mr. & Mrs. Taylor.
F/0234/90/ROC	Two storey front extension at 50, Hill Lane, Hawkwell - Mr. & Mrs. Hollingdale.
F/0249/90/ROC	Single storey side extension at 18, Mortimer Road, Rayleigh - Mr. & Mrs. Wilson.
F/0255/90/ROC	Vehicular crossover at 145, Downhall Road, Rayleigh - Mr. S. Mills.
F/0269/90/ROC	Two storey front extension with pitched roof over at 68, Branksome Avenue, Hockley - Mr. & Mrs. Stratford.
F/0272/90/ROC	Single storey rear extension at 8, Willow Drive, Rayleigh - Mr. W. Ragan.

REFUSALS

- ROC/889/87 Remove existing roof and replace with hipped end pitched roof at Nealma, Ethelbert Road, Ashington - Mr & Mrs A.E. Banfield.
- Reason: Excessive development in the Metropolitan Green Belt.
- ROC/094/90 Extend garage to front at 3, Doulton Way, Ashington - Mr & Mrs K.M. Dalton.
- Reason: Unacceptable and incongruous appearance.
- ROC/118/90 Outline application to erect industrial buildings adjacent Norfolk Lodge, Rawreth Lane, Rayleigh - Messrs Levy & Franklin.
- Reasons: 1) Excessive development in the Metropolitan Green Belt.
2) Significant intrusion westwards in a prominent location next to busy road.
3) Would create a precedent.
- ROC/131/90 Extend garage and porch at 80, Lower Road, Hullbridge - H. Riley.
- Reason: Detrimental to amenities of No. 78.
- ROC/135/90 Two storey rear extension with pitched roof over at Black Cottage, Gusted Hall Lane, Hawkwell - Mr & Mrs W.A. Reason.
- Reason: Excessive development in the Metropolitan Green Belt.
- ROC/139/90 Rear conservatory at aged persons care home at 399, Little Wakering Road, Barling - Mrs Innell.
- Reason: Excessive development in the Metropolitan Green Belt.
- ROC/142/90 Bungalow at Janina, Cavendish Road, Hockley - A. Gunn.
- Reason: Excessive development in the Metropolitan Green Belt.
- ROC/150/90 Outline application to erect dwelling adjacent Ardleigh House, Hall Road Rochford - J.W. Butcher Esq.
- Reasons: 1) Excessive development in Metropolitan Green Belt.
2) Detrimental to highway safety.
- ROC/151/90 Two storey side and rear extension incorporating garage at 9, Louis Drive East, Rayleigh - Mr & Mrs S. Morris.
- Reason: Out of keeping with the existing semi-detached dwellings and visually obtrusive.
- ROC/166/90 Single storey front extension at 28, Windermere Avenue, Hullbridge - Mr & Mrs A. Dobinson.
- Reason: Detrimental to visual amenities.
- F/0212/90/ROC Conservatory to east elevation at The Old School House, Church Road, Hockley - Mr M.Boyce.
- Reason: Excessive development in the Metropolitan Green Belt.
- F/0247/90/ROC Front dormers at Woodside, Disraeli Road, Rayleigh - J. Spong.
- Reason: Excessive development in the M.G.B.

000649

REFUSALS (Cont.)

ROC/932/89 Retention of existing workshop at The Yard, Tenders Avenue,
Rayleigh - M.S. Searles.

- Reason: 1) Excessive development in the M.G.B.
2) Visually intrusive and contrary to policy.
3) Unsuitable parking.
4) Would create a precedent.

F/0180/90/ROC Detached house garage and outbuildings at Adj. Kalmar,
Barling Road, Barling Magna - Mr. & Mrs. T. Bradley.

- Reasons: 1) Excessive development in the Metropolitan Green
Belt.
2) Overlooking & loss of privacy to adjoining dwelling.
3) The garage/games room would dominate the setting
& outlook enjoyed by the adjoining dwelling.

F/0270/90/ROC Single storey rear extension and extend roof to incorporate
dormers at Sunrise, Pudsey Hall Lane, Canewdon - Mr. A. Smith.

Reason: Excessive development in the Metropolitan Green Belt.

000650

Weekly List no. 4

APPROVALS

- ROC/935/89 Erect two storey building for office and storage use at Yard 5 Imperial Park Industrial Estate, Rawreth Lane, Rayleigh - Devenney & Bearham.
- ROC/033/90 Demolish and rebuild kitchen store and revised detailing to side extension and other alterations under application No. ROC/938/88 at Rayleigh Lodge, The Chase, Rayleigh - Grand Metropolitan Estates Ltd.
- ROC/068/90 Convert bungalow to chalet with front and rear dormers and single storey rear extension at 190, Hockley Road, Rayleigh - Mr J. Munroe.
- ROC/1002/89 Variation of condition to increase caravan sites from 6 to 10 at Brandy Hole Club, Kingsman Farm Road, Hullbridge - Terence Bannister.
- ROC/2002/90/LB Demolish and rebuild kitchen store and revised detailing to side extension and other alterations under application ROC/2025/88/LB at The Rayleigh Lodge, The Chase, Rayleigh - Grand Metropolitan Estates Ltd.

DELEGATED PLANNING DECISIONS - 17th MAY 1990

Weekly List no. 5

APPROVALS

- ROC/107/90 Detached 4-bed house with integral garage at 11, Leslie Road, Rayleigh - Heoray Co. Ltd.
- ROC/124/90 Detached 4-bed chalet with double integral garage at 1, Central Avenue, Rochford - Mr Davies.
- ROC/165/90 Erect 3 detached chalets with attached garages at Land adjacent 20, Hillcrest Road, Hockley - Thorpe Bay Developments.

REFUSALS

- ROC/520/89 28 houses and bungalows with garages at Land Rectory Avenue, Rochford (opposite Doulton Way) - Crowstone Properties.
- Reasons: 1) Would result in loss of hedge and tree cover and contrary to Policy H9.
2) Loss of privacy, overlooking and inadequate garden sizes.

000652

DELEGATED PLANNING DECISIONS - 17th MAY 1990

Weekly List no. 6

REFUSALS

ROC/160/90 Two storey side and rear extension for office use with layout parking at 27, Bellingham Lane, Rayleigh - P.D.T. Insurance.

Reason: Excessive in size, poor design, unsympathetically proportioned arch and fenestration will detract from elevations and character.

ROC/3005/90/AD Erect 3 fascia boards (one illuminated) and lighting at The Old Ship P.H., North Street, Rochford - Ind Coop Taylor Walker.

Reason: Undesirable proliferation of signs and visually obtrusive.

000653

DELEGATED PLANNING DECISIONS 17th MAY 1990

Weekly List no. 7

APPROVALS

- ROC/159/90 Detached 5-bed chalet and garage at 86-88, Coventry Hill, Hullbridge - Mr J. Thorpe.
- F/0185/90/ROC Demolish existing bungalow and erect 5-bed chalet with integral garage at 53, The Chase, Rayleigh - Scott & Cook.
- AD/0192/90/ROC 1 non-illuminated flat wall mounted sign at Ernest Doe & Sons Ltd - Mr P.C. Wood.
- F/0210/90/ROC Continue use of premises for light printing at 14, Bull Lane, Rayleigh - Paul Anthony Govier.
- OL/0233/90/ROC Outline application to erect detached 5-bed chalet with integral garage at Rear of 10, Eastoheap, Rayleigh - Mr D. Ludlow.

REFUSALS

- ROC/127/90 Raise roof height and convert bungalow to chalet at 78, Plumberow Avenue, Hockley - W. Seaby Esq.

Reason: Unacceptable and incongruous in streetscene.

000654

DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/RECORDS

DATE: 17.5.90

PLAN NO.	ADDRESS	DESCRIPTION
89/800	40, West Street, Rochford.	Re-new roof & internal alterations.
89/842	14, Belvedere Avenue, Hockley.	First floor extension over attached garage and single storey rear extension.
89/871 A	33, Creekview Avenue, Hullbridge.	Rear extension.
90/98	507A, Ashington Road, Rochford.	Internal alterations to form W.C's.
90/140	6, Meadow Way, Hockley.	Additions.
90/153	19, Central Avenue, Rochford.	Side and rear extension.
90/154	8, Windsor Gardens, Hawkwell.	New dormer.
90/179	5, Crouch Meadows, Hullbridge.	Additions.
90/80 A	211, Ferry Road, Hullbridge.	Side extension.
90/168	134, The Chase, Rayleigh.	Single storey rear extension.
90/213	'Colonial House', 62, High Road, Rayleigh.	Pitch roof over side addition and apply brick slips to external face.
BN 90/250	4, St. Johns Close, Great Wakering	Change existing slate roof to concrete interlocking.
BN 90/251	'Merrythought', Ethelbert Road, Ashington.	Dining Room extension.
BN 90/252	9, Doulton Way, Ashington.	Single storey rear addition to dining room /lounge (approx 12m ²)
88/644A	48, Western Road, Rayleigh.	New house.
90/99A	62, Church Road, Rayleigh.	Rooms in roof.
90/119	Downhall Telephone Exchange, London Road, Rayleigh.	Erect partitions to form office/classroom areas.
90/170	330, Lt. Wakering Road, Lt. Wakering.	Ground floor rear extension.
89/878A	Plot 1, Home Farm, Common Road, Great Wakering.	Erection of house, (Revised Plan).
90/176	28, Spencers, Hawkwell.	Convert garage to lounge and erect attached garage.
90/182	66, Alexandra Road, Ashington.	Erect 2 new dwellings.
90/205	Shangrila, Hall Road, Rochford.	Side extension and alterations.
90/229	8, Willow Drive, Rayleigh.	Extension rebuild and partial underpin.

039333

DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/REJECTIONS

DATE: 17th May 1990

PLAN NO.	ADDRESS	DESCRIPTION
90/230	2, Eastview Drive, Rayleigh.	Loft conversion to rear and detached garage.
90/236	Brotherhood Cottage, The Chase, Ashington.	Side extension.
90/247	34, Coombes Grove, Rochford.	Chimney stack addition.
90/150	430a, Ashington Road, Ashington.	Extension to kitchen.
90/184	374a, Lt. Wakering Road, Lt. Wakering.	Front extension.
90/177	Unit J1, 3, Totman Crescent, Rayleigh.	Rebuild demolished rear gable. Demol and rebuild front gable.
90/227	21a, Trinity Road, Rayleigh.	Ground floor rear extension.
90/249	110, Burnham Road, Hullbridge.	Alterations and additions.
BN90/277	64, Burnham Road, Hullbridge.	Brick enclosure and part covering of sideway.
BN 90/279	117-119, Ferry Road, Hullbridge.	Take out one of the large windows and replace with roller shutter door.
90/111	35, Whitehart Lane, Hawkwell.	Erect three houses and garages.
90/165	Land at rawreth Lane, Rayleigh,	Erection of 20 dwellings with roads and sewers.
90/239	57, Cheapside East, Rayleigh.	Single storey rear and 1st floor side extension over existing garage.
89/473A	4, Woodville Close, Rochford.	Rear dormer.
89/645A	Brelagh Lodge, 21, Barling Road, Gt. Wakering.	Demolish existing garage & erect two storey extension to provide 3 bedrooms & ensuite and double garage.
89/903A	Foxhunters, Hall Road, Rochford.	Internal alterations and canopy roof.
90/109A	3, Holt Farm Way, Rochford.	Extension and alteration.
90/206	2, Stambridge Road, Rochford.	Two storey rear extension.
90/244	3, Sandhill Road, Rayleigh.	Single storey rear extension.
BN90/286	Four Oaks, Central Ave, Rochford.	Erect double garage.
BN90/287	256, Lt. Wakering Road, Gt. Wakering.	Brack-up existing doorway to front of premises.

000656

DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/EXTENSIONS

DATE: _____

PLAN NO.	ADDRESS	DESCRIPTION
BN 90/288	3, Harewood Avenue, Rochford.	Garage 48 m ² .
BN 90/289	26, Alexandra Road, Ashingdon.	Form pitched roof over existing garage.
BN 90/293	43, Woodlands Road, Hockley.	Cavity wall insulation.
BN 90/294	Walkers Farm Barn, Barling Road, Barling Magna.	Conversion of agricultural barn into one dwelling house.
BN 90/295	9B, Knivet Close, Rayleigh.	Garage extension.
90/152 A	2a, New Road, Great Wakering.	First floor extension and alterations.
90/156 A	20, Kendall Close, Hullbridge.	Loft conversion.
90/160 A	18, Western Road, Rayleigh.	Two storey rear extension, conversion of garage, extension to garage & canopy to front.
90/201	8, Albert Close, Ashingdon,	Flat roof extension on the rear elevation
90/219	190, Hockley Road, Rayleigh.	Rooms in the roof.
90/226	67, Station Crescent, Rayleigh.	First floor rear extension.

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DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/REJECTIONS

DATE: 17th May 1990

PLAN NO.	ADDRESS	DESCRIPTION
90/111	35, White Hart Lane, Hawkwell.	Erect three houses and garages.
90/109	3, Holt Farm Way, Rochford.	Extension and alterations.
90/135	122, Clarence Road, Rayleigh.	Demolish existing bungalow and erect semi-detached houses.
90/141	Maldald (Eastern) Ltd, 1, The Approach, Rayleigh.	Alterations and extension to top floor office, pitched roof to existing building and adjacent extension.
90/142	28, Windermere Avenue, Hullbridge.	Single storey front extension.
90/144	86, Downhall Road, Rayleigh.	rooms in roof.
90/152	2a, New Road, Gt. Wakering.	First floor extension and alterations.
90/155	Unit 25, Imperial Park Ind Est., Hawreth Lane, Rayleigh.	Erect mezzanine floor.
90/156	20, Kendall Close, Hullbridge.	Loft conversion.
90/167	Abbotts Hall Farm, Barrow Hall Road, Great Wakering.	Single storey extension.
90/160	18, Western Road, Rayleigh.	Two storey rear extension, conversion of garage to study and canopy to front.
90/161	Morley Nurseries, Southend Road, Gt. Wakering.	Glass houses.
90/162	S.M.A.C. Aviation Way, Southend,	Internal alterations.
90/163	53, The Chase, Rayleigh.	Erect chalet/house and garage.

CHAIRMAN

DATE

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14.6.90

ROCHFORD DISTRICT COUNCIL

Minutes of the Health & Housing Services Committee

At a Meeting held on 22nd May 1990 Present: Councillors Mrs. S.J. Lemon (Chairman), R.A. Amner, Mrs. V.J. Arnold, P.A. Beckers, R.H. Boyd, Mrs. J.A. Christie, Mrs. P. Cooke, B.A. Crick, Mrs. J. Fawell, D.F. Flack, Mrs. V. Grigg, N. Harris, Mrs. E.M. Hart, Mrs. J. Helson, Mrs. M. Hunnable, S.N. Jarvis, R.A. Pearson, J.M. Roden, Mrs. M.W. Stevenson, and R.E. Vingoe.

Apologies: Councillors A.J. Harvey and Mrs. E. Marlow

Visiting: Councillors S.A. Skinner and Mrs. L. Walker.

267 APPOINTMENT OF DEPENDENT SUB-COMMITTEES AND PANELS (Minute 253/90)

As requested by Annual Council the Committee considered the appointment of dependent Sub-Committees and Panels subject to the Policy & Resources Committee adjusting if necessary the overall number of appointments to ensure that in aggregate the seats are allocated according to the new rules. Members noted that the current Committee structure provided for the appointment of a Music & Dancing Panel to which the pro-rata membership rules would apply. The Chairman advised the Committee of the apportionment of seats proposed on that basis and on the nomination of the Groups concerned it was

RECOMMENDED That Councillors Mrs. J.A. Christie, Mrs. P. Cooke, Mrs. J. Helson, S.N. Jarvis and J.M. Roden be appointed as Members of the Music & Dancing Panel (231) (SEC)

268 MINUTES

Resolved that the Minutes of the Meeting of 20th March 1990 be approved as a correct record and signed by the Chairman

269 MONITORING OF PERFORMANCE - MEETINGS OF 5TH OCTOBER 1989 AND 6TH FEBRUARY 1990

The Committee were satisfied that all necessary action had been taken. Minutes 59/90 (ACE), 60/90 (HES) and 70/90 (ACE) were carried forward

270 CORPORATE PLAN - FIRST REVIEW (Minute 120/90)

The Committee had before them the appended reports of the Chief Officers Group on the need to review those parts of the Corporate Plan which fell within their terms of reference

They accepted that the section relating to the Council's Housing Strategy should be updated to reflect that there would not be any funding from the Housing Corporation in 1990/91 for Springboard Housing Association and other changes in priorities that had transpired, and that Priorities C7 and D15 should be amended. The Committee also agreed in the light of the Tenants Representatives' response to the consultation on the proposal to transfer vacant Council stock to Springboard Housing Association, that this policy should be abandoned and corporate priority A1 deleted. In accordance with Minute 120/90 consideration was given to new sections to be incorporated in respect of personal health and social services, both of which were administered by outside agencies

Health & Housing Services Committee

The Committee concurred with the suggestion of the Leader of the Labour Group that this Council should express its regret to the County Council at the recent introduction of high charges for the home help service and that this decision had been implemented before any consideration of an appeals procedure relating thereto. In that connection the Head of Environmental Services was asked to arrange for a representative of the Social Services Department to attend the next Meeting of the Committee to advise on the new arrangements and answer any questions which Members might have on the subject.

The Secretary advised that certain further priorities would need to be added to the Plan arising from the interpretation of population trends and that these would be included in the report to the Policy & Resources Committee later in the Cycle of Meetings.

As regards the corporate health care priority to participate in the consideration of the future of the Rochford Hospital site, a Member suggested that it would be preferable for the Council not to participate in the production of the Consultant's report but instead oppose any plans for alternative development. The Secretary advised that the priority was included because that was the Council's policy, it having been decided that it was not inconsistent for the Council to be concerned with both the reorganisation of Hospital services as well as the future land use if that was to change. The Committee considered that the question of the Council's continued participation with the consultancy project should be the subject of a further report to the Policy & Resources Committee on the cost implications of withdrawing bearing in mind that having agreed to participate in the engagement of Consultants the probability was that the Council's proportion of the fee had already been committed.

P RECOMMENDED (1) That subject to the following amendments the objectives and priorities within this Committee's Terms of Reference and included in the Corporate Plan be endorsed for consideration by the Policy & Resources Committee

(2) That the timescale for the following priorities be amended as shown below:

- A4 - 1991 (1990)
- A6 - 1991 (1990)
- A7 - 1991 onwards (1990 onwards)
- A8 - 1991 onwards (1990/91).

(3) That corporate priorities A1 and A5 be deleted

(4) That the Secretary of State be advised that the Council will not be taking any further action on the proposal to transfer certain vacant properties to the Springboard Housing Association.

(5) That a new "A" priority be added to the Plan as follows:-

"To investigate and report upon the feasibility of upgrading the stock of sheltered housing bed-sitting rooms to one bedroom flats (1990/91)"

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(6) That priority A14 be deleted from the Plan and be replaced by the following two priorities:

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Health & Housing Services Committee

"To pursue the residential development of Rayleigh Grange Village in accordance with the existing development agreement. (1990/92)"

"To bring about the comprehensive residential development of the area of special restraint in Etheldore/Plumberow Avenue. (1993/97)".

(7) That priority C7 be deleted and replaced by:

"To explore, identify and implement viable opportunities for recycling waste and to prepare an Environmental Charter for Rochford. (1990/91)"

(8) That the following proviso be added at the end of priority D15:

"Subject to review on completion of a survey of premises transferred by the Health & Safety Executive "

(9) That with the exception of the third corporate priority shown under health care the new sections of the Corporate Plan on personal health and social services be approved

(10) That a report be made to the Policy & Resources Committee on the cost implications of not proceeding with participation in the consideration of the future of the Rochford Hospital site to enable a decision to be taken in that respect.

(11) That this Council write to the County Council to express its regret at the decision to introduce higher charges for the home help service before any provision had been made for an appeals procedure in that respect and that a representative of the Social Services Department be invited to attend the next Meeting to outline the changes involved.

(12) That the Officers prepare a section for the Corporate Plan in respect of population trends (2159) (COG)

271. HOUSING ACT 1985 - SECTION 264 - UNFIT HOUSE AND CARAVAN "WHITE LODGE" AND CARAVAN ADJACENT, BEKE HALL CHASE NORTH, RAYLEIGH (Minute 168/90)

The Secretary to the Council reported that the agents acting for the owner of the above property had asked that the matter be deferred to enable an offer with respect to the carrying out of work for the future use thereof to be prepared and it was accordingly

Resolved that the Secretary to the Council be authorised to serve further notice under the Housing Act 1985 (Section 264) on all persons entitled thereto of a time and place at which the condition of the properties and any offer with respect to the carrying out of works or the future uses thereof would be considered (18537) (SEC)

272. CONCESSIONARY TV LICENCES IN SHELTERED SCHEMES (Minute 437/88)

The Chief Housing Manager reported on changes in the regulations governing the issue of concessionary TV Licences to residents of sheltered housing schemes and on the action which had been taken to ensure compliance by the Council so as to maintain the concessionary status of those schemes

"During the discussion of this item the Committee agreed a request from the Leader of the Labour Group for the Chief Housing Manager to report on the provision of a dispersed alarm system for the elderly and to consider its inclusion as a priority in the Housing Strategy "

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SJK
Amended
Minute 3

Health & Housing Services Committee

RECOMMENDED That approval be given to the action of the Chief Housing Manager in letting sheltered housing units only to those persons who are of pensionable age or who are physically disabled or mentally disordered.
(59) (CHM)

273 GRANT AID TOWARDS HOUSING IMPROVEMENTS AND REPAIRS (Minute 162/90)

The Committee considered the appended report of the Head of Environmental Services on new provisions for discretionary grant aid towards the cost of carrying out certain minor works to dwellings and noted that the scheme would be funded from the overall House Renovation Grants budget of £150,000.

RECOMMENDED (1) That the Council grants minor works assistance for thermal insulation, "Staying Put" grants and "Elderly Resident Adaptation" grants as outlined in the report.

(2) That authority be delegated to the Head of Environmental Services to approve consecutive applications within a three-month period in exceptional circumstances where this is considered appropriate
(191) (HES)

274 BYE-LAWS - PUBLIC CONVENIENCES

The Secretary to the Council reported that whereas the former Rochford Rural District Council had made bye-laws under Section 87(3)(a) of the Public Health Act 1936 for the regulation of public conveniences which remained in force there were no such bye-laws in force in the former Rayleigh Urban District area. The Committee accepted that the public conveniences at Rayleigh should be brought within bye-law control.

In that connection it was noted that the Head of Environmental Services would be reporting to the next Meeting of the Committee on the problems experienced with vandalism in the Council's public conveniences

RECOMMENDED (1) That the Council make bye-laws pursuant to Section 87(3)(a) of the Public Health Act 1936 for the regulation of all public conveniences in the District provided by the Council.

(2) That contemporaneously with the coming into force of the new bye-laws, the bye-laws made by the former Rochford Rural District Council on 29th December 1965 and confirmed on 1st April 1966 be repealed (SEC) (4493)

275. WASTE DISPOSAL LICENCE - STATUTORY CONSULTATION

The Head of Environmental Services reported on a statutory consultation under the provisions of the Control of Pollution Act 1974 from Essex County Council on an application for renewal of the Waste Disposal Licence in respect of the waste transfer station at T & A Skips, Unit 36, Star Lane, Great Wakering which was due to expire on 31st August 1990. Planning consent, unlimited in time, was granted for the use of the land as a waste transfer station on 24th July 1987 (ROC/538/87)

The Committee noted that the County Consumer & Public Protection Officer proposed to renew the licence for a further period of 3 years, subject to the existing conditions, which the Head of Environmental Services considered to be satisfactory

Health & Housing Services Committee

RECOMMENDED That Essex County Council be advised that this Council has no objection to the Waste Disposal Licence in respect of T & A Skips, Unit 36, Star Lane, Great Wakering being renewed for a 3 year period subject to the same conditions as attached to the existing licence. (31486) (HES)

276. REVIEW OF CARAVAN SITE LICENCES (Minute 63/90)

The Committee had before them the appended reports of the Head of Environmental Services on proposals to amend the conditions attached to caravan site licences for the holiday sites within the District and setting out the responses which had been received to consultation with the site operators and residents in that respect

Resolved (1) that notice be given to the holders of caravan site licence numbers 4, 6, 11, 22, 27 and 53 that the Council intends to modify site licences in the manner specified in the appendix, in accordance with the Caravan Sites and Control of Development Act 1960.

(2) that in the event of no appeal, the modification to each site licence as specified in the appendix shall become effective and the Head of Environmental Services be authorised to amend site licences accordingly

(3) that the layout plans relating to caravan site licence numbers 6 and 53 be amended by the alteration or removal of designated recreation spaces, as specified in the appendix. (246)(HES)

277 TOWER CARAVAN SITE, POOLLES LANE, HULLBRIDGE - AMENDMENT TO SITE LAYOUT

Pursuant to the terms of the licence for this residential caravan site which required the layout to be in accordance with an approved plan and written approval for the erection of new structures on the site the Head of Environmental Services reported that the site operator had applied to extend the internal road system and to site two non-combustible prefabricated garages in the north-west corner of the site. The road extension would enable compliance with the recently approved new licence condition which required that every caravan standing should be within 50 metres of a road and would also serve any further caravans which might in future be sited in the locality

The Committee noted the plan of the proposal for which a planning application had been made but not yet determined and that the Head of Environmental Services had no objection to the proposals. Members considered however that they should confine their approval solely to the provision of the new road as required under the new licence condition and defer a decision on the siting of the garages until the planning application had been determined

Resolved that the approved layout plan for Tower Caravan Site, Poolles Lane, Hullbridge (Site Licence No.1) be amended to include the proposed revised road layout, subject to planning permission and that a decision on the garages be deferred until the current planning application had been determined. (1482) (HES)

Health & Housing Services Committee

278. HEARTCHECK - PARK SCHOOL, RAYLEIGH

The Head of Environmental Services reported on the Heartcheck project which had been developed by the Rochford Health for All by the Year 2000 Action Team and was now open to the public. The Committee considered whether or not to ask for a site visit to be arranged but decided to leave participation to individual Members' discretion. The Committee noted that a number of other projects were planned including major campaigns for National Drinkwise Day on 12 June and Food for Your Heart Week in September, further details of which would be made available in due course to enable Members to participate if they so wished. (26609) (HES)

279. LITTER AND REFUSE (Minute 465(i)/89)

Further to his earlier report on the Government's intention to place a statutory duty on local authorities and others to keep their land free of litter the Assistant Chief Executive reported on the draft Code of Practice on litter and refuse which had been published by the Department of the Environment. The nature and purpose of the Code which covered both statutory and non-statutory functions would require the District to be zoned to ensure that the differing requirements that were to apply to town centres and main transport centres, high density residential areas and parks; low density areas and industrial estates, and all other areas were achieved within the necessary timescales. It was the Government's intention also to provide for a resident to have power of redress through the Courts if the local authority was in breach of that duty.

The Committee noted that the more stringent standards involved would necessitate additional street cleansing and litter removal and would produce a substantial increase in cost on the current street sweeping budget. A survey was being undertaken to classify all of the areas within the District on completion of which the cost of applying the new standards would be evaluated.

RECOMMENDED That a further report be made following completion of the survey referred to above. (667) (ACE)

280. CONTRACT PROGRESS REPORT

The Committee received the report of the Head of Environmental Services regarding the progress of a number of contracts. In connection with the section on Rupert Jarvis Court a Member drew attention to the need to ensure compliance with a planning condition attached to residential development in that area which required works to be carried out to the adjacent footpath.

RECOMMENDED That arrangements be made accordingly. (647) (HES,DD)

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Health & Housing Services Committee

281. TENDERS FOR CONTRACTS

The Secretary to the Council reported in confidence on the outcome of the following tenders:-

(i) Contract No. 1508 - Replacement Windows with UVPC

Four tenders had been received for the above contract, all of which included a contingency sum of £2,000 and it was

RECOMMENDED That the lowest tender submitted by Inca Glazing Systems in the sum of £157,509.01 be accepted subject to contract. (CON 1508) (SEC)

(ii) Contract No. 1488 - Cyclical Repairs and External Decoration - Various Sites

Five tenders had been received for the above contract, all of which included a contingency sum of £1,500 and it was

RECOMMENDED That the lowest tender submitted by Broadoak in the sum of £45,171 00 be accepted subject to contract. (CON 1488) (SEC)

(iii) Contract No. 1505 - Cyclical Repairs and External Decoration - Wardened Schemes

Of five tenders invited for the above contract four had been received all of which included a contingency sum of £1,500

RECOMMENDED That the lowest tender submitted by Lee David Services Limited in the sum of £28,719 40 be accepted subject to contract. (CON 1505) (SEC)

NOTE The Chief Executive & Director of Finance exercised his authority to permit immediate acceptance of the lowest tender in all cases

AGENDA ITEM 7

ROCHFORD DISTRICT COUNCIL

HEALTH & HOUSING SERVICES COMMITTEE - 22ND MAY 1990

REPORT OF THE CHIEF OFFICERS GROUP

CORPORATE PLAN - FIRST REVIEW (Minute 120/90)

Members are reminded to bring with them to the Meeting their copy of the Corporate Plan

- (a) Members will recall that Council has agreed that the Plan will be reviewed twice yearly - after the Elections in May and before the Budget preparation exercise begins in the Autumn
- (b) The Corporate Planning process is about identifying and addressing the key issues that the Authority will face in the next few years in order that the Council can match its priorities to its resources. This will be achieved through the introduction of priority budgeting. The current Corporate Plan has already been updated to incorporate all Council decisions taken over the past year, with the exception of the last Health and Housing Services Meeting.
- (c) The Chief Officers Group have reviewed those parts of the Plan which fall within this Committee's terms of reference.
 - (i) Some updating of the Housing Section is required as a consequence of there being no Housing Corporation funding for Springboard Housing Association in 1990/91 (see Minutes of Housing Strategy Panel with Agenda papers for Policy & Resources Committee) The programming of priorities A4, A6, A7 and A8 need to reflect this change.
 - (ii) The Council has decided to leave in abeyance priority A5 (i.e. the use of factory made units for short term housing) and as it is not now being accorded any priority, it should be deleted from the Plan.
 - (iii) A new priority has been identified in terms of the Council's aged persons sheltered accommodation in that those schemes which provide bed-sit units (as opposed to separate sitting room and bedroom) are not popular with the tenants. It is suggested that the Council should investigate what opportunities exist for upgrading the bed-sit schemes to one bedroom flats.
 - (iv) The later release of the Etheldore/Plumberow Avenue area of Special Restrained (priority A14) suggests this scheme and the Grange should now be separate priorities
 - (v) Priority C7 needs amendment to reflect the developing policies on recycling and the use of environmentally friendly products as well as the need to prepare an Environmental Charter for Rochford.
 - (vi) Priority D15 requires the addition of a proviso on the frequency of inspections to take account of the transfer of responsibility to the Council of premises currently inspected by the Health and Safety Executive.

- (d) New sections of the Plan which are attached have been drafted in relation to personal health and social services.
- (e) Responsibility for the progress of each of the priorities has been allocated by the Staffing Sub Committee to individual Chief Officers as targets in the Council's staff appraisal process. Reports on the Health and Housing priorities will be made direct to this Committee in the usual way.

RECOMMENDED (1) That subject to the following amendments the objectives and priorities within this Committee's Terms of Reference and included in the Corporate Plan be endorsed for consideration by the Policy & Resources Committee.

(2) That the timescale for the following priorities be amended as shown below:

- A4 - 1991 (1990)
- A6 - 1991 (1990)
- A7 - 1991 onwards (1990 onwards)
- A8 - 1991 onwards (1990/91).

(3) That priority A5 be deleted.

(4) That a new "A" priority be added to the Plan as follows:-

"To investigate and report upon the feasibility of upgrading the stock of sheltered housing bed-sitting rooms to one bedroom flats. (1990/91)".

(5) That priority A14 be deleted from the Plan and be replaced by the following two priorities:

"To pursue the residential development of Rayleigh Grange Village in accordance with the existing development agreement (1990/92)"

"To bring about the comprehensive residential development of the area of special restraint in Etheldore/Plumberow Avenue. (1993/97)".

(6) That priority C7 be deleted and replaced by

"To explore, identify and implement viable opportunities for recycling waste and to prepare an Environmental Charter for Rochford. (1990/91)".

(7) That the following proviso be added at the end of priority D15:

"Subject to review on completion of a survey of premises transferred by the Health & Safety Executive."

(8) That the new sections of the Corporate Plan on personal health and social services be approved. (2159)(COG).

Background Papers: Corporate Plan.

New Sections of the Plan

"HEALTH CARE

(Southend Health Authority and Essex Family Practitioner's Committee)

POLICY OBJECTIVE

TO SECURE THE BEST STANDARD OF HEALTH CARE FOR THE RESIDENTS OF THE DISTRICT.

Changes are taking place throughout the organisation of the National Health Service which will affect the way in which primary health care is provided. In addition there are other changes which are concerned with the centralisation of acute in-patient services at Southend Hospital and the future of the Rochford Hospital site and the closure of Runwell Hospital. The Council is a statutory consultee where proposals for change may involve standards and levels of patient services.

Corporate Priorities

1. To use every opportunity to secure the highest standards of health care for the residents of the District (1990 onwards).
2. To evaluate and comment effectively on any proposals for change (1990 onwards).
3. To participate in the consideration of the future of the Rochford Hospital site (1990 onwards).

SOCIAL SERVICES

(County Council)

POLICY OBJECTIVE

TO SECURE THE BEST STANDARD OF SOCIAL SERVICES FOR RESIDENTS OF THE DISTRICT.

The Council has opportunities through its representative and consultative role to influence the nature and level of Social Services administered by the County Council within the District. The new approaches to the provision of residential care for the elderly and care in the community involve significant changes in the way services are delivered which will impinge on the functions of the District Council.

Corporate Priorities

1. To use its influence to improve the standard of Social Services available to residents of the District (1990 onwards).
2. To evaluate and comment effectively on any proposals for change (1990 onwards)."

ADDENDUM TO AGENDA ITEM 7

HEALTH & HOUSING SERVICES COMMITTEE - 22ND MAY 1990

REPORT OF THE CHIEF OFFICERS GROUP ADDED TO THE AGENDA

CORPORATE PLAN - CORPORATE PRIORITY A1

Further to the report on the main agenda reviewing those matters in the Corporate plan which are within the remit of this Committee, the Chief Housing Manager and the Managing Director of Springboard Housing Association met with the Tenants Representatives on 25th April in order to introduce Springboard to the tenants. The tenants were very impressed with the joint efforts which produced 29 new homes for rent in such a short time and looked forward to the proposals by Springboard for new developments of homes for rent.

The opportunity was taken to explain the proposals for the sale of vacant Council housing stock to Springboard Housing Association who would let the accommodation on assured tenancies in order to avoid the Right to Buy and the further depletion of rented housing. (Corporate Priority A1 refers) Springboard were happy to proceed with these proposals provided they met with the tenants' approval. The Department of the Environment had endorsed the Council's transfer scheme in a letter dated 11th April 1990.

At the liaison meeting the Tenants Representatives indicated that they were not in favour of the transfer of vacant stock to Springboard.

On 9th May the Chief Housing Manager received a note from the Chairman of the Tenants' Associations which endorsed the view the tenants were unhappy with this proposal. In view of the wishes of Springboard only to proceed with the tenants' agreement the Chief Officers Group now believe that this policy should be abandoned.

RECOMMENDED; (1) Corporate Priority A.1 be deleted.

(2) The Secretary of State be advised the Council will be taking no further action on this proposal. (881) (CHM/SEC)

Background Papers: Letter from DoE dated 11.4.90
Note from Tenants Associations dated 9.5.907

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ROCHFORD DISTRICT COUNCIL

HEALTH & HOUSING SERVICES COMMITTEE - 22ND MAY 1990

REPORT OF THE HEAD OF ENVIRONMENTAL SERVICES

GRANT AID TOWARDS HOUSING IMPROVEMENTS AND REPAIRS (Minute 162/90)

Introduction

At the last Meeting of the Committee, Members considered a report on the new framework for grant aid established by the Local Government and Housing Act 1989. The four main types of grant come into operation on 1st July 1990 and detailed guidance is still awaited on these.

A new scheme which enables the Council to give assistance with minor works to dwellings came into effect on 1st April 1990. Guidance on the administration and scope of the scheme has been received from the Department of the Environment, but it is important that Members consider how minor works assistance can best be used towards private sector housing renewal in this District

The Purpose of Minor Works Assistance

Minor works assistance is discretionary. It is intended to complement the new major renovation grants, and is primarily designed to help with small scale improvement and repair works. Where extensive work is required it will normally be appropriate for a major grant to be considered, but there may be circumstances where an elderly person is unable or unwilling at the time to undertake all the works which are needed but is prepared to do a more limited range of small but essential jobs.

Minor works assistance is available for several purposes. Those of significance to the Rochford District are:-

- (a) provision or improvement of thermal insulation;
- (b) repairs, improvements or adaptations to properties owned or tenanted by an elderly person - "Staying Put" grant; and
- (c) adaptations to a property to enable an elderly person to be cared for in a relative or friends's home - "Elderly Resident Adaptation" grant.

Who is Eligible?

Assistance can be given to owner-occupiers and private tenants, irrespective of their repairing obligations. Landlords are not eligible, unless they live in the property.

To qualify an applicant, or their spouse, must be in receipt of Housing Benefit, Community Charge Benefit, Income Support or Family Credit.

"Staying Put" assistance is restricted to householders who are 60 years of age or over. "Elderly Resident Adaptation" assistance is restricted to householders housing or proposing to house residents who are also in that age group.

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Amount of Assistance

The total value of grant given on any one application is £1,000 and is based on the reasonable expenses for carrying out the work

More than one application can be made in respect of the same dwelling, but the total amount approved cannot exceed £3,000 in any three year period. The Secretary of State has advised local authorities that it will normally be appropriate to apply a minimum period of three months between applications, although a shorter period might be justifiable in exceptional cases

Assistance covers the full reasonable cost of the works, up to the £1,000 limit. As an alternative to financial assistance, the legislation enables the Council to provide materials to enable work to be carried out. The Head of Environmental Services considers that this would be impracticable and should not be offered as an alternative.

Eligible Works

The Government intend that the scheme should be flexible to enable a wide range of works to be undertaken.

Grants for Thermal Insulation

The new grant replaces and extends assistance previously given through the Homes Insulation Scheme. The Head of Environmental Services suggests that grant should be limited to the provision or improvement of loft insulation in dwellings (where none exists or existing insulation is less than 30mm deep), insulation of pipes and tanks and the provision of cavity wall insulation. These measures are normally cost effective and do not require an energy assessment of the dwelling to be made to determine whether they are worthwhile. Insulation materials should conform to British Standards or British Board of Agreement Certificates.

"Staying Put" Grants

As many elderly people may be able to benefit from the major renovation grants, "Staying Put" grants will normally be limited to those cases where a property is basically in sound condition or where the disruption caused by more substantial work would be unacceptable to the elderly occupant.

The Head of Environmental Services suggests that the following types of work should be eligible for assistance.

- (a) Repairs to the fabric of the dwelling, e.g. roof, windows, flooring, external pointing, rainwater goods.
- (b) Provision of missing standard amenities (bath, wash basin, sink, inside toilet, hot and cold water supplies) or repair of those which are unserviceable.
- (c) Repair of defective electrical installations and/or improvement to the following standard:-

Lighting Points	-	1 per room, hall and landing
Power Points	-	Kitchen 4, dining area 1, living area 3, bedrooms 2, hall or landing 1

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- (d) Adaptations or improvements for the benefit of a disabled person, e.g. provision for wheelchair access, provision of handrails, repositioning of electrical switches and power points, subject to the recommendation of the Social Services Authority
- (e) Basic security measures, e.g. provision and repair of door locks and security chains, window catches, external light to main entrance door, but not the provision or repair of fencing or the installation of intruder alarm systems.
- (f) Basic safety measures, e.g. repair of defective steps and paths.

"Elderly Resident Adaptation" Grants

The most likely use for this grant will be for properties which are basically sound but where some alterations are needed to enable the resident relative or friend to be more comfortably accommodated.

This could include the provision of an additional basic amenity or additional cooking or heating facilities, taking into account existing provision in the dwelling and the number of occupants

Administration of the Scheme

The Secretary of State has advised local authorities that applications should normally be determined within six weeks of receipt and payment made within six weeks of the claim.

RECOMMENDED (1) That the Council grants minor works assistance for thermal insulation, "Staying Put" grants and "Elderly Resident Adaptation" grants as outlined in this report.

(2) That authority be delegated to the Head of Environmental Services to approve consecutive applications within a three month period in exceptional circumstances where this is considered appropriate
(191)(HES)

Background Papers. Local Government & Housing Act 1989 (HES/Tech.Library)
Department of the Environment Circular 4/90
(HES/Tech.Library)

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ROCHFORD DISTRICT COUNCIL

HEALTH & HOUSING SERVICES COMMITTEE - 22ND MAY 1990

REPORT OF THE HEAD OF ENVIRONMENTAL SERVICES

REVIEW OF CARAVAN SITE LICENCES (Minute 63/90)

Introduction

At earlier Meetings Members have considered reports on proposed changes to the conditions attached to licences for residential caravan sites to incorporate, where practicable, the recommendations contained in the Model Standards 1989.

This report concerns proposed conditions for the remaining major caravan sites within the District.

Implementation

Consultations have been carried out with the site operators and the Fire Authority. Site residents have been invited to comment on the proposals and a summary of the responses received is appended.

The conditions suggested for each site have been placed on deposit in the Members' Room and at the reception desks at Rochford and Rayleigh.

The Council must give licence holders formal notice of the intention to amend the licence and there is provision for appeal to the Magistrates' Court within 28 days on the grounds that any condition is unduly burdensome.

RECOMMENDED (1) That notice be given to the holders of caravan site licence numbers 4, 6, 11, 22, 27 and 53 that the Council intends to modify site licences in the manner specified in the appendix to this report, in accordance with the Caravan Sites and Control of Development Act 1960.

(2) That in the event of no appeal, the modification to each site licence as specified in the appendix to this report shall become effective and the Head of Environmental Services be authorised to amend site licences accordingly.

(3) That the layout plans relating to caravan site licence numbers 6 and 53 be amended by the alteration or removal of designated recreation spaces, as specified in the appendix to this report.
(HES)(246)

Background Papers. Circular 14/89 and Model Standards 1989, Department of the Environment (HES/Technical Library) Consultation responses from site owners and residents. (246)(HES)

ROCHFORD DISTRICT COUNCIL

REVIEW OF CARAVAN SITE LICENCES

SUMMARY OF CONSULTATION RESPONSES

HALCYON CARAVAN PARK, POOLES LANE, HULLBRIDGE
(Site Licence No.6) (Holiday Site)

SITE OPERATOR'S COMMENTS

- (a) Space between caravans - considers replacement of existing wooden sheds sited close to caravans to be excessively costly and, impracticable. Unable to comply with proposed prohibition on ramps, stairs, verandahs etc facing each other as some units are already positioned in this way.

Head of Environmental Services' comments: Proposed condition concerning positioning of sheds etc. between caravans reflects the Model Standard recommendation. The Fire Authority support the requirement but agrees that a longer implementation period than originally proposed would be acceptable. Proposed condition now requires implementation within 5 years. The Fire Authority have recommended that the prohibition on ramps, stairs, verandahs etc. may be deleted on this site, and this condition has been removed from the proposals.

- (b) Number of Caravans - no need to specify the maximum number permitted on the site.

Head of Environmental Services' comments: The maximum number of caravans should be specified on the licence to safeguard against overdevelopment of the site.

- (c) Roads - emergency vehicle access - concern that an absolute requirement to maintain emergency vehicle routes clear of obstruction at all times will be impracticable to enforce.

Head of Environmental Services' comments: Proposed condition reflects the Model Standard recommendation and is supported by the Fire Authority.

- (d) Space beneath and between caravans - concern that as caravans are privately owned it will not be possible to monitor the use of the space beneath caravans.

Head of Environmental Services' comments: Taking account of the recommendations of the Fire Authority the proposed condition has been amended to require due diligence by the site owner to ensure that combustible materials are not stored beneath caravans

- (e) LPG installations in caravans - caravans are privately owned and site owner has no control over standards of installation and use of LPG equipment.

Head of Environmental Services' comments. Taking into account the recommendations of the Fire Authority the proposed condition has been amended to require due diligence by the site owner to inform caravan owners of the appropriate standards.

- (f) Electrical installations - considers proposed conditions to be unnecessary.

Head of Environmental Services' comments: Proposed conditions reflect the Model Standard recommendation and should be retained.

- (g) Sanitation - requests that the requirement for male toilets be reduced from 3 to 2 to reflect the extensive provision of toilets within caravans.

Head of Environmental Services' comments: No objections to this request as 2 toilets are sufficient to meet Model Standard recommendations

- (h) Parking - concern that the conditions should be practicable and not prohibit transient parking of boats between caravans as owners stop to collect goods, lock up caravans etc.

Head of Environmental Services' comments: Condition has been amended to prohibit storage of plastic or wooden boats between caravans

- (i) Recreational space - requests deletion of the greens within the site from the designated recreation space on the site layout plan.

Head of Environmental Services' comments: Site owner has advised that very few children stay on this site. There is public open space within a reasonable distance in Pooles Lane and an area of recreation space will be retained in the northern part of the site adjacent to the riverside footpath. Refusal of this request could be considered unreasonable having regard to the recommendation of the Model Standards.

RESIDENTS' COMMENTS (112 Consultations)

- (j) Space between caravans (2 responses) - concern at restrictions on combustible sheds etc. sited between caravans.

The Head of Environmental Services' comments: Proposed condition reflects the recommendation in the Model Standards and is supported by the Fire Authority. Longer implementation period is now being recommended.

- (k) Roads (2 responses) - concern at requirement to keep roads clear at all times which will be impracticable to enforce.

Head of Environmental Services' comments: Proposed condition reflects the recommendation of the Model Standards and is supported by the Fire Authority

- (l) Space beneath caravans - difficult for site operator to enforce Residents need to use this space.

Head of Environmental Services' comments: Taking account of the recommendations of the Fire Authority the proposed condition has been amended to require due diligence by the site owner to ensure that combustible materials are not stored beneath caravans.

- (m) Site boundaries (1 response) - spacing requirement between sheds and caravans around the boundaries of the site will cause hardship.

Head of Environmental Services' comments. Taking account of the recommendations of the Fire Authority the proposed condition has been amended to allow retention of some sheds around the boundaries of the site; also, implementation period is to be extended to 5 years.

- (n) LPG Cylinders (1 response) - concern that the conditions will encourage keeping of gas cylinders within caravans

Head of Environmental Services' comments: Conditions reflect the recommendation of the Model Standards and are supported by the Fire Authority.

- (o) Parking (1 response) - unreasonable to prohibit storage of smaller boats between caravans.

Head of Environmental Services' comments: Condition reflects the recommendation of the Model Standards.

- (p) Period of occupancy (1 response) - considers all year occupation should be permitted.

Head of Environmental Services' comments: Improvements would be required to make this site suitable for residential use. The closure period reflects the planning permission.

LANDSDOWNE COUNTRY CLUB POYNTERS LANE, SHOEBOURNE
(Site Licence No.11) (Holiday Site)

No comments received from site operator or residents (36 consultations sent)

BRANDY HOLE YACHT STATION, POOLES LANE, HULLBRIDGE
(Site Licence No.22) (Holiday Site)

No comments received from site operator or residents. (6 consultations sent)

SHANGRI-LA CARAVAN PARK, POOLES LANE, HULLBRIDGE
(Site Licence No.27) (Holiday Site)

SITE OPERATOR'S COMMENTS

- (a) Recreation Space - Site owner believes recreation space is no longer required and requests deletion from the layout plan

000676 57

SHANGRI-LA WEST CARAVAN PARK, POOLES LANE, HULLBRIDGE
(Site Licence No.53) (Residential Site)

SITE OPERATOR'S COMMENTS

- (a) Fire fighting appliances - fire points do not currently require hoses to be provided, so reference to hoses in proposed condition is misleading.

Head of Environmental Services' comments: Contents of fire points are in accordance with the Fire Authorities current recommendations, so references to hoses have been deleted from the proposed condition.

- (b) Telephone for emergencies - every caravan has a telephone.

Head of Environmental Services' comments. Fire Authority accept that telephones are sufficiently accessible on this site for emergency use

- (c) LPG installations - caravans are privately owned and site owner has no control over standards of installation and use of LPG equipment.

Head of Environmental Services' comments: Taking into account the recommendations of the Fire Authority the proposed condition has been amended to require due diligence by the site owner to inform caravan owners of the appropriate standards.

- (d) Parking - existing parking arrangements are for two spaces between many of the caravans. Reducing parking to one car between caravans would entail excessive cost and legal difficulties to caravan owners.

Head of Environmental Services' comments: The Council's Solicitor has advised that reducing parking on this established site to one space between caravans would be unduly burdensome. The Fire Authority has accepted that a reduction cannot be achieved.

- (e) Recreation space - recreation space is no longer required on this site which is occupied by elderly and retired persons and site owner requests removal of this requirement.

Head of Environmental Services' comments. The existing designated recreation space is limited to a relatively small area adjacent to the riverside footpath. The Model Standards recommend the provision of recreation space where children stay on the site but this may be omitted where public open space is readily accessible. Refusal of this request could be considered unreasonable.

- (f) Notices - regards provision of information regarding location of doctor etc. as unnecessary on this small site which was established residents

Head of Environmental Services' comments: Proposed condition has been amended to reflect the needs of residents on this site.

RESIDENTS' COMMENTS (26 Consultations sent)

None received.

000677

Head of Environmental Services' comments: The Model Standards recommend provision of recreation space where children stay on the site, but this may be omitted where public open space is readily accessible. This holiday site does not have direct access to the riverside footpath and the nearest public open space is in Pooles Lane approximately 0.8 kilometre (0.5 miles) distant. Members may consider it appropriate to continue to require the provision of recreation space on this site.

- (b) Roads & footpaths - concern at new proposed requirement that the furthest point of each hardstanding should be within 50 metres of a road. Provision of footpaths to all caravans would be excessively costly.

Head of Environmental Services' comments - Taking into account the recommendations of the Fire Authority, the proposed condition has been amended to enable compliance without further work - all hardstandings are within 50 metres of a road, but not necessarily the furthest point in every case. Footpaths will only be required on this holiday site where ground conditions make them necessary.

- (c) Fire fighting appliances - fire points do not currently require hoses to be provided so reference to hoses in proposed condition is misleading

Head of Environmental Services' comments: Contents of fire points are in accordance with the Fire Authority's current recommendations, so references to hoses have been deleted from the proposed condition.

- (d) LPG installations - caravans are privately owned and site owner has no control over standards of installation and use of LPG equipment.

Head of Environmental Services' comments: Taking into account the recommendations of the Fire Authority the proposed condition has been amended to require due diligence by the site owner to inform caravan owners of the appropriate standards

- (e) Drainage - concern at the proposed requirement for rain water drainage from caravans etc.

Head of Environmental Services' comments: Proposed conditions have been amended to reflect recommendations in the Model Standards.

- (f) Period of occupancy - requests amendment of wording to reflect correct status of site warden.

Head of Environmental Services' comments. Request is reasonable and proposed condition has been amended.

RESIDENTS' COMMENTS (17 Consultations)

None received.

55.2 000678

RIVERSIDE VILLAGE TRAILER PARK, WALLASEA ISLAND
(Site Licence No.4) (Holiday Site)

SITE OPERATOR'S COMMENTS

- (a) Scope of the licence conditions - feels that the scope of the conditions is excessive and should not cover matters such as electricity supply.

Head of Environmental Services' comments: The conditions reflect the recommendations in the Model Standards.

- (b) Site layout - requirement for site to be laid out in accordance with approved plan is unnecessary

Head of Environmental Services' comments: Ensuring that changes to structures and infrastructure on the site are agreed by the Council allows development of the site to be monitored and controlled to some extent.

- (c) Site boundaries - spacing requirement between covered storage boxes and caravans around the boundaries of the site will cause practical difficulties to residents.

Head of Environmental Services' comments: Taking account of the recommendations of the Fire Authority the proposed condition has been amended to allow retention of covered storage boxes around the boundaries of the site.

- (d) Space between caravans - requirement for covered storage boxes to be sited away from caravans is impractical and will make the site look untidy.

Head of Environmental Services' comments. Proposed condition reflects Model Standard recommendations and is supported by the Fire Authority. The implementation period has been extended to five years to assist in overcoming the practical and financial difficulties envisaged.

- (e) Roads - opposed to requirement to extend and widen roads for emergency vehicle access.

Head of Environmental Services' comments: Proposed condition reflects the Model Standard recommendations, modified after discussions with the Fire Authority having regard to the characteristics of this site. The Fire Authority are most concerned that there should be an access road to within 50 metres of all caravans. Five years has been allowed for implementation.

- (f) LPG cylinders - would wish to see reference to the "minimum" separation distance in this condition

Head of Environmental Services' comments: Proposed condition reflects the recommendation of the Model Standards. There is no need to insert the word "minimum" in the wording.

- (g) Electrical installations - electrical supply to these holiday caravans is only sufficient for lighting, television and refrigerators. Concern that condition could be interpreted as requiring supply sufficient for high consumption appliances.

Head of Environmental Services' comments: It would be unreasonable to require a supply for high consumption appliances. Proposed condition has been amended to reflect this.

- (h) Chemical closet disposal points - should be required for touring caravans only.

Head of Environmental Services' comments: Proposed condition has been amended to ensure this requirement only relates to touring caravans.

- (i) Notices - regards requirements for display of notices to be excessive.

Head of Environmental Services' comments: Proposed condition has been amended to take account of arrangements on this site.

RESIDENTS' COMMENTS (171 Consultations sent out)

- (j) Site boundaries (1 response) - unclear about the requirement for space between caravans etc. and site boundaries.

Head of Environmental Services' comments: Taking account of the recommendations of the Fire Authority the proposed condition has been amended to allow retention of covered storage boxes around the boundaries of the site.

- (k) Space between caravans (1 response) - does not wish to see sheds or other large structures on the site. Concern that covered storage boxes will have to be moved away from caravans.

Head of Environmental Services' comments: Proposed condition reflects Model Standards recommendation and is supported by the Fire Authority.

- (l) Storage of flammable materials (1 response) - concern about petrol etc. being stored in covered storage boxes and caravans.

Head of Environmental Services' comments: The proposed conditions are intended to reduce the risks from spread of fire and improve storage conditions.

- (m) LPG cylinders (1 response) - concern that gas cylinders may need fire separation walls

Head of Environmental Services' comments: There is adequate room on this site for storage of gas cylinders without the need for fire separation walls.

ROCHFORD DISTRICT COUNCIL

HEALTH AND HOUSING SERVICES COMMITTEE - 22ND MAY 1990

REPORT OF THE HEAD OF ENVIRONMENTAL SERVICES

REVIEW OF CARAVAN SITE LICENCES

SUMMARY OF CONSULTATION RESPONSES

The Appendix to Agenda item 13 summarises the responses received from site operators and residents, to the proposed licence conditions for each site

Following expiry of the consultation period and the production of the report, three further responses have been received which are reported here for completeness

RIVERSIDE VILLAGE TRAILER PARK, WALLASEA ISLAND
(Site Licence No.4)(Holiday Site)

Residents Comments (1 further response)

- (a) Space between caravans - comments that only wooden garden boxes of an approved design are allowed on the site

Head of Environmental Services' comments: Proposed condition reflects Model Standards recommendations and is supported by the Fire Authority

- (b) Footpaths - footpaths do not satisfy the proposed condition.

Head of Environmental Services' comments: Proposed condition reflects Model Standards' recommendation.

- (c) Hardstandings - some hardstandings do not satisfy the proposed condition.

Head of Environmental Services' comments: Proposed condition reflects Model Standards' recommendation.

SHANGRI-LA CARAVAN PARK, POOLES LANE, HULLBRIDGE
(Site Licence No.27)(Holiday Site)

Residents Comments (2 further responses)

- (a) Implementation of new Conditions - requests advice on period allowed for implementation of new conditions

Head of Environmental Services' comments: With the exception of the spacing requirement around site boundaries and siting of LPG cylinders for which there is a 2 year implementation period, other requirements would be effective after expiry of statutory appeal period

- (b) Costs of Implementation - concern that site may close as a result of new requirements.

Head of Environmental Services' comments: The proposed conditions reflect the recommendations of the Model Standards, amended where necessary after consultations, to reflect the practical problems on this established site.

000682'

CHAIRMAN

S. J. Long

DATE

21-6-92

ROCHFORD DISTRICT COUNCIL

Minutes of the Leisure Services Committee

At a Meeting held on 24th May 1990. Present Councillors D.R. Helson (Chairman), R S. Allen, P A Beckers, C K Bellman, R H Boyd, Mrs J A Christie, Mrs P. Cooke, B A Crick, Mrs J Fawell, M J Handford, N Harris, Mrs E.M. Hart, S N. Jarvis, Mrs S J Lemon, Miss B G J. Lovett, C R. Morgan, J M Roden, A Stephens, R E. Vingoe, and P F.A Webster

Apologies. Councillor R A. Amner.

Visiting. Councillors C.I. Black, S A Skinner, Mrs. M W. Stevenson and D A Weir.

282 APPOINTMENT OF DEPENDENT SUB-COMMITTEES AND PANELS (Minute 253/90)

As requested by Annual Council the Committee considered the appointment of dependent Sub-Committees and Panels subject to the Policy & Resources Committee adjusting if necessary the overall number of appointments to ensure that in aggregate the seats allocated accorded to the new rules Members noted that the current Committee structure provided for them to appoint the Freight House Management Committee, the Leisure Liaison Working Party and the Swayne Park Panel of Members to which the pro rata membership rules would apply. Having agreed that it was not necessary to reconstitute the Swayne Park Panel the Chairman advised the Committee of the apportionment of seats proposed on the other two Panels and on the nomination of the Groups concerned it was

RECOMMENDED (1) That the appointment of dependent Sub-Committees and Panels be as set out below:-

Freight House Management Committee (5)

Councillors R.S. Allen, R.A. Amner, Mrs. J A. Christie, Mrs H L A Glynn and D R. Helson

Leisure Liaison Working Party (6)

Councillors R.S. Allen, C.K. Bellman, D.R. Helson, S.N Jarvis, Miss B.G.J. Lovett and R.E. Vingoe

(2) That the Swayne Park Panel of Members be discontinued (4500)(SEC)

283 DISTRICT COUNCIL/SPORTS COUNCIL LIAISON ARRANGEMENTS (Minute 285/89)

The Secretary to the Council reported on the past practice and purpose of the above arrangements which fulfilled an advisory and consultative role only. There were no voting rights for non-Members but Meetings had been called under the "Access to Information" provisions which gave it the status of a Sub-Committee to which the new pro rata representation legislation should be applied.

RECOMMENDED That the Council's representation for the purpose of liaison with the Rochford Sports Council be comprised of Councillors R S Allen, S.N. Jarvis, Mrs S J. Lemon, C R Morgan and J M Roden (701)(SEC)

Leisure Services

284 MINUTES

Resolved that the Minutes of the Meeting of 27th March 1990 be approved as a correct record and signed by the Chairman.

285 MONITORING OF PERFORMANCE - MEETINGS OF 10TH OCTOBER 1989 AND 8TH FEBRUARY 1990

The Committee were satisfied that all necessary action had been taken Minutes 570/86 (SEC), 132/87 (DD), 308/87 (SEC), 453/88 (ACE), 517/89 (SEC), 518/89 (SEC), 519/89 (SEC), 520/89 (SEC) and 521/89 (SEC) were carried forward.

The Officers were asked to ascertain the current position of the Sutton Road improvements vis-a-vis Minute 519/89

286 LEISURE LIAISON WORKING PARTY

The Committee received the appended Minutes of the above Meeting held on 26th March in which it was

RECOMMENDED That the Officers be authorised to discuss terms with the contractors accordingly and report on the outcome later in the year. (Minute 19. Term of the Management Contract)

287 CATERING IN COUNCIL HALLS

Arising out of the foregoing item the Chairman asked that the question of relaxation of the Council's policy on catering in its leisure premises be included in those discussions and, if necessary, referred to the next Meeting of the Leisure Liaison Working Party.

RECOMMENDED That arrangements be made accordingly. (131)(SEC)

288 NOTICE OF MOTION RECEIVED PURSUANT TO STANDING ORDER 5 (Minute 241/90)

The following Motion standing in the name of Councillor S.A. Skinner had been referred from Council on 24th April 1990 for consideration:

"That provision for public adult swimming is made at Clements Hall Leisure Centre between the hours of 10.00 a.m to 12.00 noon, Mondays to Friday. Such provision to be by way of a single roped lane, utilising the "clockwise" swim arrangement."

The Motion was moved by Councillor P.F.A. Webster and seconded by Councillor Mrs. E.M. Hart with the addition of the words -

". and the existing double roped lane provided for Sunday morning be extended to 10 30 a.m."

In support Members argued that the sole use of the pool by schools was undesirable since it reduced the availability of that facility at a time when there could be a demand, that the proposal which operated effectively at other sports facilities would overcome that problem and that CIRCA Leisure should be asked to introduce such an arrangement for a trial period.

000684

Leisure Services

Against that it was argued that it was important to provide a facility for school children to learn to swim and that to admit adults during that period would create a conflict of use, render the task of supervision more difficult, cause problems of changing room capacity and generate more demand for public adult swimming than could be accommodated

The Committee considered, however, that CIRCA Leisure should be asked through the medium of the Leisure Liaison Working Party whether provision for these revised arrangements in the pool could be made for a trial period to enable the effect to be evaluated. They asked for a report to be submitted on these discussions

RECOMMENDED (1) That CIRCA Leisure be asked through the medium of the Leisure Liaison Working Party to consider whether provision could be made for public adult swimming at Clements Hall Leisure Centre between the hours of 10 00 a.m. and 12 00 noon, Monday to Friday, such provision to be by way of a single roped lane, utilising the clockwise swim arrangement and for the existing double roped lane provided for Sunday mornings to be extended to 10 30 a.m.

(2) That a report be made on these discussions in due course
(131)(AGE, SEC)

289 CORPORATE PLAN - FIRST REVIEW (Minute 120/90)

The Committee had before them the appended report of the Chief Officers Group on the need to review those parts of the Corporate Plan which fell within their terms of reference and noted that the Health & Housing Services Committee were already recommending to the Policy & Resources Committee that a section on population trends be prepared for incorporation in the Plan. Members noted the report on the population trends and that no amendment was necessary to the Committee's priorities as a consequence.

They accepted that the section relating to the Council's leisure objectives should be updated to provide first separate programme timescales in Policy F4 for Hullbridge Foreshore and Sweyne Park and to reflect that there was now no further land at the latter location remaining to be purchased, secondly, to alter priority F5 to reflect the recent amendment to the Option Agreement and thirdly, to defer action on priority F7 where progress was dependent on the acquisition of sites in Priority F5. Members noted that responsibility for the progress for each of the priorities had been allocated by the Staffing Sub-Committee to individual Chief Officers as targets in the Council's staff appraisal process and that reports on the leisure priorities would be made direct to this Committee in the usual way.

RECOMMENDED (1) That subject to (2) and (3) below the objectives and priorities contained in the Leisure Section of the Corporate Plan be endorsed for consideration by the Policy & Resources Committee and that the foregoing programme amendments be approved

(2) That priority F4 be amended as follows:-

"To proceed with the acquisition of land and the scheme for Hullbridge Foreshore (1990/92) and the scheme for Sweyne Park (1990/93)."

000685

Leisure Services

(3) That the programme years in Corporate Priority F5 be amended in respect of Little Wheatleys Farm - 1990/94 (1989/90) and in Corporate Priority F7 to read 1991/92 (1990/91) (2159)(COG)

290 CORPORATE PLANNING - LEISURE SECTION PRIORITY F3

The Secretary to the Council reported that this priority required the preparation of a programme for the improvement of existing open spaces to ensure that they were accessible by and served the needs of all sections of the Community. It was accepted that the same concerted approach should be adopted for the existing open spaces as had applied in respect of the District Plan Open Space Development Programme so as to provide common standards for all areas. Following a survey a comprehensive report identifying the priorities, detailing the necessary works and the costs involved would be prepared for consideration by the Committee before the end of the year.

RECOMMENDED That the Officers prepare a comprehensive report on all the existing open spaces with a view to common standards being adopted throughout the District (2159)(SEC,DD,ACE)

291 CORPORATE PLANNING - THE PHYSICAL ENVIRONMENT (Minute 186/90)

The Committee had before them the appended joint report of the Secretary to the Council, Director of Development and Assistant Chief Executive on the suggested approach to the introduction of a sponsorship scheme for the planting of Spring bulbs throughout the District and detailing the sites involved. A Member suggested that there was a potential also to provide for sponsored tree planting on grass verges which would both enhance the environment and discourage indiscriminate car parking which were detrimental to their appearance. The Secretary advised that there was a limit to the amount of funding which could be generated within the timescale envisaged and that the schemes had been tailored to the anticipated response but at his suggestion it was agreed that an approach be made to all Parish Councils to seek their support for such additional planting, with the District Council addressing the problem in the Rayleigh area.

RECOMMENDED (1) That the list of sites to be planted be approved.

(2) That the Officers be authorised to make appropriate arrangements for the planting of the bulbs and to obtain sponsorship for the scheme.

(3) That the Officers approach all Parish Councils suggesting they consider tree planting on grass verges within their area of jurisdiction as a means of preventing indiscriminate car parking. (2159)(SEC,DD,ACE)

292 CLEMENTS HALL LEISURE CENTRE - ADDITIONAL CAR PARKING (Minute 193/90)

Further to the Committee's approval in principle of a scheme to convert an outdoor hard-surfaced area at Clements Hall Leisure Centre into additional parking facilities, the Head of Environmental Services reported on the detailed scheme which had been prepared. CIRCA Leisure had agreed to contribute £1,500 towards the estimated total cost of £3,500 and it was anticipated that the balance could be met from slippage in the current year's Capital Programme.

000686

Leisure Services

RECOMMENDED That the detailed scheme for additional car parking at Clements Hall Leisure Centre be approved and included in the 1990/91 Capital Programme (131)(HES,T)

293. PUTTING FACILITIES (Minute 60/87)

The Assistant Chief Executive reported on the reasons why the putting greens which had been installed at Ashingdon and Fairview Playing Fields could only be made available on a casual basis unless a local group was prepared to administer those facilities

RECOMMENDED That for the time being putting facilities continue on the present casual basis, but that support be given to any local group or club prepared to undertake and accept responsibility for custody of the equipment and day-to-day management of the facility (131)(ACE)

294. ANNUAL RE-PLANTING PROGRAMME 1989/90

The Assistant Chief Executive reported on the comprehensive scheme of re-planting of many of the shrubbery and rose beds within the District which had been carried out last year by the Council's Parks Contractors. The Committee were pleased to note that the intention was for the remaining sites to receive similar treatment in future years following which the replacement of very old shrubs could commence

RECOMMENDED That the action of the Assistant Chief Executive in regard to the enhancement and re-planting of shrub and rose beds be approved (131)(ACE)

295. BEST KEPT VILLAGE COMPETITION

The Assistant Chief Executive reported on a meeting of the Rochford Hundred Association of Parish Councils which he had attended together with the Secretary of the Essex Association of Local Councils to discuss the participation of Rochford Parishes in the Association's Best Kept Village Competition, on the favourable reaction which had been received and on the basis whereby it was proposed to co-ordinate such participation. In supporting that approach Members asked that information be obtained regarding the various criteria involved in the judging standards, that Rawreth Village also be afforded the opportunity to participate and that the Rayleigh Horticultural Society be invited to consider formulating a scheme for Rayleigh High Street.

RECOMMENDED (1) That the offer of the Assistant Chief Executive of joint co-operation with the Parishes in submissions for the Best Kept Village Competition be confirmed, subject to any proposals with direct revenue implications to the Authority or revisions to the Council's contract specification being submitted to Council for approval

(2) That Rawreth Village be afforded the opportunity to participate

(3) That Rayleigh Horticultural Society be invited to consider formulating a scheme for Rayleigh High Street. (131)(ACE)

Leisure Services

296 REVIEW OF AUDIT COMMISSION PUBLICATION "LOCAL AUTHORITIES SUPPORT FOR SPORT" - A MANAGEMENT HANDBOOK

The Assistant Chief Executive reported on the above Management Handbook which was aimed at preparing local authorities for the extension of compulsory competitive tendering for the management of sport and recreation facilities.

297 USE OF LAND AS INFORMAL PUBLIC OPEN SPACE AND CHILDREN'S PLAY SPACE - LAND NORTH OF BRAYS LANE, ROCHFORD (Minute 191/89)

The Secretary to the Council reported the basis on which the above planning application had been approved by the Planning Services Committee which would require the provision of a public footway between the existing footway in Brays Lane and the application site before the children's play area was brought into use. Achievement of that condition would be dependent upon the willingness of the frontagers involved to relinquish land for that purpose and Members agreed that this should be pursued as a pre-requisite given the status of Brays Lane as a lorry route and the fact that road safety would remain a problem whether or not a play space was provided.

RECOMMENDED That the Secretary to the Council be authorised to approach the frontagers concerned and the Highway Authority and report further on the outcome. (2081) (SEC,DD)

298 RAWRETH PLAYING FIELD - FLYING OF MODEL AIRCRAFT (Minute 444/88)

At the request of the Chairman the Secretary to the Council reminded the Committee of the basis on which permission for the flying of powered model aircraft at Rawreth Playing Field had been granted in December 1988 but that a number of complaints alleging noise nuisance had recently been received which were currently under investigation by the Head of Environmental Services which it was intended should be the subject of a report to the next Meeting of the Committee.

Members expressed concern that the permission was now being abused to the annoyance of local residents and that the situation should not be allowed to continue unchecked. The Secretary to the Council advised that if they so wished the Club could be notified of the Committee's concern, that the situation was being monitored and that if the Club were unable to resolve the problems being experienced by neighbouring residents as a consequence of the Club's activities, the Committee were of a mind to rescind the permission at their next Meeting. That suggestion was adopted.

RECOMMENDED That arrangements be made accordingly. (74206) (HES)

299. OPEN SPACE DEVELOPMENT PROGRAMME - HAMBRO HILL (Minute 604(iv)/89)

The Committee had before them the appended report of the Secretary to the Council regarding the outcome of negotiations which had taken place with the owner of the adjoining refuse tip to enable the above District Plan Open Space site to be brought into use. The essential elements of the negotiations were that Devenish would provide access through their adjoining site and undertake the capping and contouring of the Council's land at their own cost. In addition they would landscape the area and

Leisure Services

contribute towards the costs of tree planting. Subject to planning consent for a new staff parking area to serve their site and that of Perry's, Devenish were also offering the use of the proposed car park by the Council in association with the new open space, which lacked adequate vehicular access. As the tipping operations on the Devenish site were drawing to a close, it seemed unlikely that this open space would ever be achieved if advantage was not taken of the opportunity now available. The Secretary advised that it would be necessary whatever the outcome for the Council's site to be fenced, the cost of which would be substantial and for which provision would need to be made. Planning permission would need to be obtained for the scheme, for which purpose the Committee were asked to pass the first resolution in the deemed consent process. A Member voiced reservations about the size of the staff car park proposed for the Devenish & Perrys site and open space but the Committee accepted that this was a matter for the Planning Services Committee to determine on application being made by Devenish and that the proposals represented the best prospect of bringing the Council's site into open space use. They noted that there would be wide public consultation on the open space application and asked for a display at the Rayleigh Civic Suite. The Committee requested that Hockley Parish Council be notified of the application for open space use and that Members advise the Secretary if they wished to visit the site. Subject thereto it was

RECOMMENDED (1) That the foregoing package of proposals be approved for the Council's site and the proposed car park.

(2) That pursuant to Regulation 4 of the Town and Country Planning General Regulations 1979, application be made for the change of use of the Council's 10 acre site at Hambro Hill to Public Open Space.

(3) That a wide area-based public consultation on the application be conducted including a display at the Civic Suite.

(4) That the Hockley Parish Council be advised of the proposals.

(5) That the Officers be authorised to agree a contouring plan, with the County Council, to achieve the capping of the Council's site.

(6) That the Secretary to the Council be authorised to enter into an agreement with Devenish to control their operating arrangements for the capping of the Council's site.

(7) That, at the appropriate time, the Secretary to the Council be authorised to complete a licence and access agreement with Devenish for use of the proposed car parking area and access in connection with new open space. (23241)(SEC,DD,HES)

300. CIRCA LEISURE SCHOLARSHIP SCHEME

Members were reminded that arising out the contractorisation of the Council's leisure facilities, CIRCA Leisure had instituted a scholarship scheme, the selection arrangements being administered by a panel which included the Chairman of the Leisure Services Committee. They were now

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Leisure Services

seeking to arrange further meetings of the panel which would rank as an outside body. As noted earlier in the Meeting the apportionment of such appointments would fall to be considered by the Policy and Resources Committee and subject thereto it was

RECOMMENDED That the Chairman of Leisure Services Committee be nominated as the Council's representative on the selection panel for the CIRCA Leisure scholarship scheme. (131)(SEC)

301 OPEN SPACE DEVELOPMENT PROGRAMME - SWEYNE PARK, RAYLEIGH AND SPENCERS NURSERIES, HAWKELL

The Secretary to the Council reported contracts had been exchanged for the acquisition of the 3 acres within Swayne Park which had remained in private ownership and needed to be acquired before the Section 209 Order procedure could be commenced to extinguish the unadopted highways which crossed the site. Arrangements needed to be made to remove the fencing, debris, concrete hard-standings etc. from the land as soon as possible. Tenders needed to be invited as a matter of urgency if the Council was to take advantage of the summer months to construct the bridleway which was a further pre-requisite of extinguishment. The Committee accordingly agreed that Financial Standing Order 4.4 should be waived in this instance and that tenders should be invited from a selected list of tenderers prepared by the Head of Environmental Services in consultation with the Chairman of the Committee.

There were also quantities of rubble on the Spencers Nurseries site and as some time would elapse before the Council's scheme for that area could be implemented it was accepted that the rubble should be removed in the near future. The Committee noted that the costs of these clearance works could be met from the Capital Programme.

RECOMMENDED (1) That the Officers be authorised to make arrangements for the clearance of the 3 acres to be acquired at Swayne Park and for the removal of the accumulation of rubble at Spencers Nurseries.

(2) That Financial Standing Order 4.4 (public advertisement for selective list) be waived for the purpose of the contract for the construction of the Swayne Park bridleway and the Head of Environmental Services authorised to prepare a selected list of tenderers in consultation with the Chairman of the Committee. (6471, 20785) (SEC,DD,HES)

302 OPEN SPACES DEVELOPMENT PROGRAMME - LAND AND PONDS AT DOGETTS

The Secretary to the Council reported in confidence on the current prospect of acquiring the above site which was identified within the District Plan for open space purposes.

RECOMMENDED That, subject to the satisfactory outcome of negotiations and to the agreement of terms by the Council's Valuer, the Council do acquire the land and ponds at Doggetts subject to such other terms and conditions as the Secretary sees fit. (23043)(SEC)

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ROCHFORD DISTRICT COUNCIL

LEISURE SERVICES COMMITTEE - 24TH MAY 1990

MINUTES OF THE LEISURE LIAISON WORKING PARTY

At a Meeting held on 26th March 1990

Present (Council Side) Councillors R.S Allen, Mrs S.J Lemon,
Miss B G.J. Lovett and Mrs. L. Walker.

(Representing CIRCA Leisure) Mr. N. Golding and P. Johnson

10. APPOINTMENT OF CHAIRMAN

Resolved that Councillor Miss B.G.J. Lovett be appointed Chairman for the remainder of the municipal year.

11. ROYAL GARDEN PARTY

The opportunity was taken to draw at random the name of a Member to represent the Council at the Royal Garden Party, the nominee being Councillor M.J. Handford with Councillor Mrs E. Marlow's name being drawn as a substitute

12. TERMS OF REFERENCE (Minute 652/89)

Members noted the revised terms of reference of the Working Party.

13. EXCLUSION OF THE PUBLIC

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

14. ARTS BUDGET 1990/91

The Assistant Chief Executive reported in confidence on the amount budgeted for 1990/91 and CIRCA Leisure advised of the dates and venues of the various cultural activities that were proposed, one of which was dependent upon grant aid from the Arts Council and Essex County Council. Members noted that funding would be committed from the 1989/90 budget in respect of two concerts which would be included within the 1990/91 programme. It was noted that any slippage in the 1990/91 programme could similarly be picked up in 1991/92.

RECOMMENDED That the Leisure Services Committee be asked to approve the programme for the Arts Budget 1990/91. (SEC)

15. SPECIAL EVENTS - 1989 REVIEW

Members reviewed the events which had taken place in 1989 to determine those which should be retained for 1990 and whether any improvement could be made in their organisation with particular reference to the marshalling arrangements and complementary activities for the Rayleigh Town Cycle Races and to the pricing policy for the Rochford Show which latter aspect would be communicated via CIRCA Leisure to the Working Party for that event. It was acknowledged that the Oyster Festival did not generate sufficient support and being no longer based upon a local industry should be discontinued.

RECOMMENDED That subject to the approval of the Leisure Service Committee the Oyster Festival be discontinued and that the remainder of the Special Events as held in 1989 be incorporated into the programme for 1990/91. (131)(ACE)

16. THE FUTURE OF ACTION SPORT

The Assistant Chief Executive reported in confidence that whereas grant aid for the scheme would continue until March 1991 at which point the future would need to be reviewed, funding for the post of Action Sport Development Officer would cease at the end of September 1990 and since there would be an uncommitted sum of £5,000 as a result of the discontinuance of the Oyster Festival it was

RECOMMENDED That the Leisure Services Committee be asked to apply those funds to the maintenance of the Action Sport Development Officer post until March 1991. (SEC)

17. CAR PARKING AT CLEMENTS HALL, LEISURE CENTRE

CIRCA Leisure reported in confidence on a need for additional car parking space to accommodate all of the users and enable expansion of the facilities and on the basis by which that could be achieved. The Head of Environmental Services advised that the cost involved would be £3,500 and following an offer by CIRCA Leisure to contribute £1,500 thereto it was

RECOMMENDED That subject to approval in principle being given by the Leisure Services Committee a scheme be prepared for submission to a later meeting and a virement be identified within the leisure budget to meet the balance. (HES,T)

18. LEISURE BUS

The Assistant Chief Executive reported in confidence on the revised itinerary for the operation of the Leisure Bus and that this Council was looking to CIRCA Leisure to take over responsibility for its day to day operation. Clarification was sought regarding the viability of certain of the new routes proposed and whether the proposed timetable was attainable. It was noted that the revised arrangements were to be introduced on a six months trial basis with monitoring by the bus company and on that basis CIRCA Leisure indicated that they would wish to defer accepting responsibility for the service to await the outcome of that process and that was accepted as reasonable.

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19. TERM OF THE MANAGEMENT CONTRACT

The Secretary to the Council advised that it might be possible by extending the term of the contract to reduce the Council's subsidy thereby releasing resources for reallocation through the priority budgeting process. The Officers sought authority to explore the options with the contractor and to report thereon later in the year.

RECOMMENDED That the Officers be authorised to discuss terms with the contractors accordingly and to report on the outcome later in the year

20. SUPERVISION OF THE CONTRACT

Members were mindful that a report had been made to the Audit Panel regarding monitoring service contract performance and that Leisure Services Committee would consider that subject in more detail the following evening. The role of the Liaison Working Party was to complement that by providing a means for discussion on detail with CIRCA Leisure as the contractor.

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ROCHFORD DISTRICT COUNCIL

ARTHUR G. COOKE I PFA FRVA
Chief Executive & Director of Finance



Council Offices, South Street, Rochford, Essex SS4 1BW
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Members of the public requiring further information on this Agenda or wishing to inspect background papers on Agenda items as indicated should contact the Committee Clerk: Mrs. J. Benson on Telephone Ext: 3405

15th May 1990

LEISURE SERVICES COMMITTEE - 24TH MAY 1990

REPORT OF THE CHIEF OFFICERS GROUP ADDED TO THE AGENDA

CORPORATE PLAN - FIRST REVIEW (Minute 120/90)

Members will recall that as a preliminary to the introduction of Corporate Planning in Rochford the Policy & Resources Committee considered a paper on population trends prepared by the Forward Planning Section of the Development Directorate. In reviewing the Plan a different approach has been pursued with the population trends being interpreted in terms of the possible effects on local services across the whole range of the different service providers. A further paper (copy appended) has been prepared on this basis. There are obvious difficulties in linking investment to trends because it is more than likely that many of the trends being identified will not materialise. It is, however, essential to the Council's enabling role and as a direct provider of services that it continually has an eye on the future so that at the appropriate time it can take effective action to achieve the variations in service provision that arise from changes in the structure of the population. To do this across the whole range of public services requires the development of new skills and it is likely that the analysis of the effect of the trends on services will need to be developed as the Council's experience in this new Corporate Planning role develops. An abridged version of the analysis of population trends will be prepared for inclusion in the Corporate Plan.

RECOMMENDED That the Officers prepare a section for the Plan on population trends. (2159)(COG)

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CORPORATE PLAN - POPULATION IMPLICATIONS

SS/TP/MAY/90

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- 2.0 POPULATION PROJECTIONS
- 3.0 POPULATION PROJECTIONS - UPDATE
- 4.0 FRAIL ELDERLY
- 5.0 FALLING SCHOOL ROLLS
- 6.0 SINGLE PERSON HOUSEHOLDS
- 7.0 NEW HOUSING DEVELOPMENT

APPENDICES

- 1. ROCHFORD DISTRICT - CHANGES IN POPULATION TO 2001
- 2. POPULATION AGE PROFILES 1986 TO 2001

CORPORATE PLAN - POPULATION IMPLICATIONS

1.0 INTRODUCTION

- 1.1 The early stages leading to the preparation of the Corporate Plan involved the detailed examination of future population trends to the end of the century.
- 1.2 This analysis included consideration of not just the likely growth in the population but also the structural changes that will occur over time, for example, the growth in the number of elderly people as a percentage of the total population.
- 1.3 This report is intended to consider in more detail the implications for the district of these population changes in relation to the aims and policy intentions and ultimately the implementation of the Corporate Plan.

2.0 POPULATION PROJECTIONS

- 2.1 A report entitled "Population Projections" was considered by the Policy and Resources Committee on the 13th June 1989.
- 2.2 The main conclusions about population growth in the district and the structural make-up of the population were as follows:
 - a. There will be only a 6% increase in the population of the district for the period 1986 to 2001 to a total of 79,512. (See Appendix 1)
 - b. There will be a substantial increase in the number of one-person households and a high proportion of this increase will be accounted for by unmarried people in the age group between 30 and retirement.
 - c. The trend evident during the 1980's where 60% of population growth in the South East region was due to natural change and 40% to net in-migration looks set to continue throughout the 1990's. In Rochford the rate of in-migration may be affected by the numbers of new dwellings to be constructed over the 1986 to 2001 period. (4700 dwellings)
 - d. The age structure for the district between 1986 and 2001 exhibited two distinct peaks. The first represented by the 35 - 40 age group and the second by the group largely representing their children, the 15 - 20 age group. In addition a further peak looked likely to develop in the 0 -

10 age group. (See Appendix 2)

- e. The age structure also provided evidence of a considerable reduction in the numbers of school leavers in the mid 1990's as a result of the drop in the numbers of children in the 5 - 14 age group.
- f. The age profile projections indicate an aging population. By 2001 the number of people over the age of 65 will have increased from 10,717 in 1986 to 14,029, almost one fifth of the total population. Furthermore, the numbers of frail elderly (over 85 years) will more than double by 2001.

2.3 The analysis of the conclusions arrived at in this report guided the form and content of the Corporate Plan. It is, however, necessary to refine the content of the plan by making a more detailed analysis of the trends to the end of the century.

3.0 POPULATION PROJECTIONS - UPDATE

3.1 Since the original population report was prepared additional information has come to light about the rate of increase in the population of the district throughout the 1990's.

3.2 The most recent population projections show that the population of the district has remained virtually unaltered over the past two to three years.

3.3 These projections seem to be supported by the close correlation between the number of people projected by OPCS (Office of Population Census and Surveys) for the Community Charge register in Rochford and the actual numbers who were registered. (approximately 56,000) It should, however, be borne in mind that the numbers on the register reflect only the adult population.

3.4 Nevertheless, it can be concluded that the future growth in the population of the district will take place but at a slightly slower rate than originally envisaged.

3.5 As regards the other main conclusions of the report outlined in section 2 above these are still forecast to take place and future corporate planning will need to take them into account.

3.6 It is now proposed to look at each of the main areas of interest in turn to identify the specific implications that may accrue for the Corporate Plan.

4.0 FRAIL ELDERLY

4.1 The forecasts show that there is likely to be a considerable increase in the numbers of the frail elderly in the total population. This increase has implications for a number of service areas.

4.2 The frail elderly make more and extended use of health care facilities than younger groups. This has implications for the primary care facilities provided by hospitals but must also be assessed at the more local level against the requirements for the provision of doctor's surgeries.

4.3 Mobility is a pertinent issue. Planning permissions have been granted throughout the eighties, in particular, for many new units of aged person's accommodation. In planning terms one of the most important considerations in assessing these applications is the proximity of the unit to shops and other services. Town centre locations are generally ideal. As mentioned in the previous paragraph local health care is of great importance and the distribution of aged person's units can be related to the distribution of doctor's surgeries.

4.4 In terms of housing requirements more specialist frail elderly housing units are likely to be required in the 1990's. A further effect could be the release of greater numbers of traditional houses which would then be available to be more intensively occupied. This is already an aim embodied in the Council's housing strategy.

5.0 FALLING SCHOOL ROLLS

5.1 A range of services and facilities have the potential to be affected by falling school rolls.

5.2 Most important, bearing in mind the substantial investment required to build new schools, is the effect that falling rolls will have on school provision. It is possible that the status quo could be maintained. The result would be a fall in the ratio of the numbers of children per teacher. Realistically it must, however, be considered that there may be school closures. It is of paramount importance to ensure that the available schools are in the appropriate locations. There is, for example, a substantial new concentration of dwellings to be constructed in west Rayleigh. The consequence is likely to be an increased concentration of school age children. School provision should be planned to take this into account.

5.3 Falling school rolls could also have an impact on peak traffic flows. Traffic planning is primarily based on

the likely levels generated at morning rush hour. One of the main contributors to this peak is provided by parents, particularly mothers, transporting children to school. A drop in the school roll would thus influence peak hour traffic flows.

- 5.4 In order to assess the significance of falling school rolls closer analysis is required. The total drop in numbers in the 1990's is projected to be around the 1000 mark. This drop will obviously be spread throughout the district but in global terms 1000 children would equate to the provision of at least one secondary school. It is considered that this number is of sufficient significance for careful planning of school places throughout the 1990's to be required.
- 5.5 If as the forecasts suggest a new peak develops in the 0-10 age group then the falling school rolls may only be a temporary situation for less than a ten year period. To plan school places on a short term basis would, therefore, be inadvisable.
- 5.6 As the antithesis of the problem with falling school rolls a developing peak in the 0-10 age group would put pressure, in the near future, on the already limited nursery and playgroup facilities provided throughout the district.
- 5.7 Falling rolls will also translate into a reduction in the number of school leavers available to fill jobs with the wide variety of employers represented in the district. The effect might be to amplify the current trend to employers seeking older staff to fill posts reversing the trend of recent years.
- 6.0 SINGLE PERSON HOUSEHOLDS
- 6.1 All recent projections have consistently indicated the increase, for a variety of reasons, in the number of single person households.
- 6.2 This change will result in significant consequences for housing provision in the 1990's. There are, at present, no specific local plan policies which attempt to control the proportion of particular house types within any new development.
- 6.3 If, however, the projections for the 1990's are accepted then there needs to be a restructuring of the proportions of the different dwelling types currently being offered on new housing estates. During the 1980's it was generally accepted that market forces should dictate the types of dwellings to be constructed - in other words the types were a matter to be resolved between the builder and their prospective purchasers, who made planning applications as appropriate.

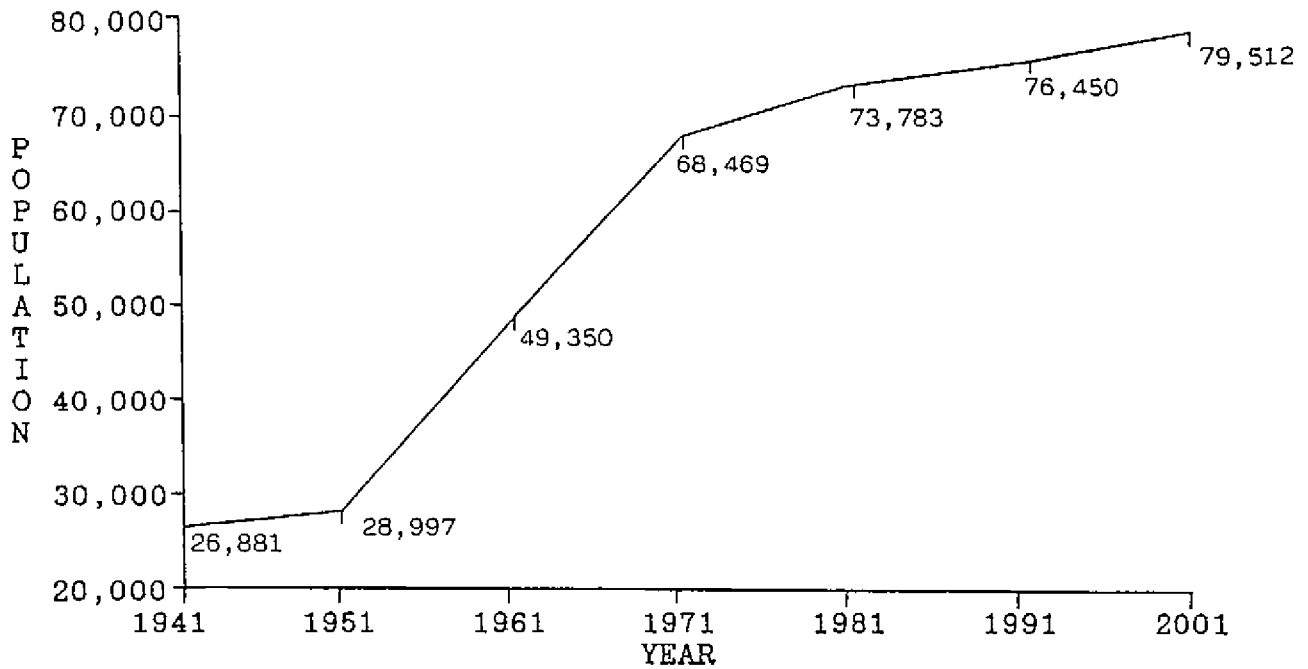
- 6.4 Clearly, consideration must be given to the necessity to introduce specific policy controls or whether market forces will result in the modification of the applications submitted to the Council.
- 6.5 Car parking for developments with an increased proportion of small units may also require to be assessed.
- 7.0 NEW HOUSING DEVELOPMENT
- 7.1 The Rochford District Local Plan allocates a number of sites for long-term development purposes. These sites are, in the main, to be used for new housing development. Notwithstanding the conclusions in section 3 above regarding the rate of growth of the district's population these new housing sites will have a substantial impact at the local level on the surrounding areas and indeed a potential impact on the district as a whole.
- 7.2 In particular, it can be expected that there will be a considerable increase in the number of vehicles using surrounding streets and main roads. It is important that careful attention is paid to ensuring that the necessary improvements are made to the road network to avoid a continual decline in road traffic conditions.
- 7.3 The distribution of new housing throughout the district has implications for the provision of a wide range of facilities, including shops, health care facilities, public transport, leisure facilities, nurseries and playgroups.
- 7.4 The provision of public transport services and, in particular, bus services relies on the ability of at least one operator to be able to make a profit from his chosen route. The exception to this would be the County Council's contracted services. In the future there may be closures on those routes where passenger volume is not at a sufficient level to sustain profitability. It is likely that the areas most affected by this would be outlying towns and villages in the remoter parts of the district. In addition, certain sectors of the population would be more affected than others, such as the elderly.
- 7.5 Traditionally a high percentage of the residents of the district have sought employment in the London conurbation and these people have used the commuter rail services to travel to and from work. It is apparent that the quality of service on the main lines through the district is very poor and indeed many employers in London now think twice before offering a post to someone living to the east of London. The construction of 4700 new dwellings in the district

(1986 to 2001) is likely to aggravate this already unsatisfactory situation and it is important that representations are made to British Rail for more investment to be forthcoming to improve the service.

7.6 A degree of success has been achieved with regard to the provision of a site for a doctor's surgery on the new Downhall Park estate off Rawreth Lane in Rayleigh. It is important that an assessment is made of the need for additional surgeries in the proximity of all new housing developments and that where possible the developer in question is encouraged to make a site available for that purpose. This provision would be additional to any requirements identified to satisfy the needs of the elderly as discussed in section 4 above. Details of the plans of the Essex Family Practitioners Committee have been sought with regard to these issues and a report appraising the inadequacy of provision will be made if necessary.

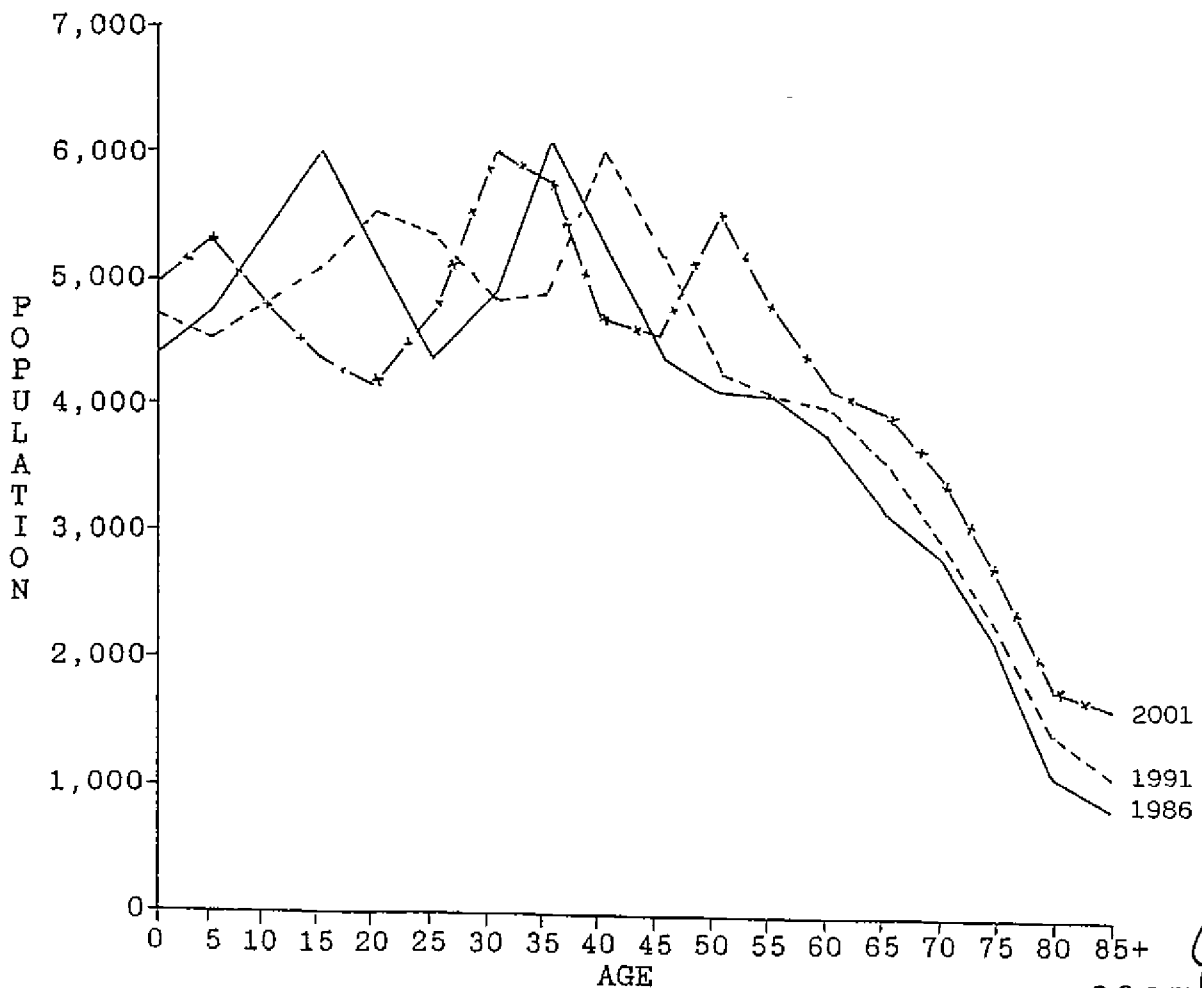
7.7 It is projected that in the 1990's about half the population will comprise people in the 20 to 65 age group. This fact reinforces the comments made above with regard to increased car usage and road congestion, commuting problems and so on. In addition, assessment must be made of the provision of leisure facilities which are still of increasing importance for the active part of the population.

ROCHFORD DISTRICT - CHANGES IN POPULATION
PROJECTED TO 2001



APPENDIX 2

ROCHFORD DISTRICT - POPULATION AGE PROFILES
PERIOD 1986 TO 2001



ROCHFORD DISTRICT COUNCIL

LEISURE SERVICES COMMITTEE - 24TH MAY 1990

JOINT REPORT OF THE SECRETARY TO THE COUNCIL, DIRECTOR OF DEVELOPMENT AND ASSISTANT CHIEF EXECUTIVE

CORPORATE PLANNING - THE PHYSICAL ENVIRONMENT (Minute 186/90)

1. Introduction

In March the Committee authorised the introduction of a sponsorship scheme for the planting of Spring Bulbs on selected sites throughout the District. This report deals with the way in which the Officers feel this new concept for Rochford should be approached. It is most important that the scheme is established on the correct footing so that it achieves maximum effect and gains momentum year on year. It is really a matter for the Council to show the way so that other landowners will be encouraged to do the same.

2 Areas to be Planted

The Council can only be directly involved in the planting of areas it actually owns or maintains

There are only limited staffing resources available to introduce and supervise this scheme and the Council must therefore exercise control over the number of sites that it is seeking to see planted each year where it is closely concerned with the work. The Director of Development and Assistant Chief Executive have conducted a survey of the District and a list of the sites which would benefit from this treatment has been prepared and is being verified with the County Highways Authority. The list will be available at the Meeting but focuses on approaches to major roads and settlements. Rural verges where there are rich wildflower populations and sites which are difficult to maintain have not been considered. Similarly large areas which would incur heavy costs have been excluded at this stage. The list will also include the cost of bulbs and planting at each location. The Committee is requested to approve the list

3 Planting The Bulbs

Whilst it is hoped to involve Estuary Training in planting most of the bulbs this will depend on the availability of their manpower at the time. If not available it may be that sufficient sponsorship can be obtained to cover the cost of planting by the Council's contractor or that the Council's woodlands team can undertake the planting of certain sites. There would obviously be advantage in involving local school children with some individual schemes as was the case with the Rochford Reservoir but this is extremely time consuming as it requires considerable supervision. It seems most likely that the planting will actually be achieved by a combination of Estuary Training, the Woodlands Unit, the Contractor and local school children and the Committee are requested to authorise the Officers to make arrangements accordingly depending on the availability of manpower within the different organisations and the level of sponsorship achieved.

4. Sponsorship

The location of some of the sites suggest that sponsorship might be obtained from nearby commercial operators whilst in other areas the larger employers, trade and local organisations and the Parishes will be approached. Unless substantial investment is involved, for example, Carpenters Arms Roundabout, it would not be the intention to acknowledge the sponsor on the individual sites rather that a press release would be issued listing the firms and organisations participating

The Committee are requested to approve these arrangements.

RECOMMENDED (1) That the list of sites to be planted be approved.

(2) That the Officers be authorised to make appropriate arrangements for the planting of the Bulbs and to obtain sponsorship for the scheme. (22159)(SEC,DD,ACE)

Background Papers: None

CHAIRMAN

[Signature]

DATE 3 July 92

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ROCHFORD DISTRICT COUNCIL

Minutes of the Policy and Resources Committee

At a Special Meeting held on 30th May 1990 Present: Councillors R.H. Boyd (Chairman), C.K. Bellman, B.A. Crick, J.A. Gibson, Mrs. H.L.A. Glynn, Mrs. E.M. Hart, A.J. Harvey, D.R. Helson, Mrs. M. Hunnable, Mrs. S.J. Lemon, Miss B.G.J. Lovett, C.R. Morgan, R.A. Pearson, S.A. Skinner, Mrs. L. Walker, P.F.A. Webster, D.A. Weir and D.C. Wood.

Visiting, Councillors P.A. Beckers, Mrs. P. Cooke, M.J. Handford, A. Stephens, Mrs. M.W. Stevenson and R.E. Vingoe.

303. ANNUAL CONFERENCE AND EXHIBITION OF THE CHARTERED INSTITUTE OF PUBLIC FINANCE AND ACCOUNTANCY: HARROGATE 5TH TO 7TH JUNE 1990 (Minute 415/89)

NOTE. Early in the debate Councillor D.C. Wood declared a non-pecuniary interest by virtue of being one of the delegates appointed to attend the Conference but, the interest being clear, remained in the Meeting and participated in the discussion and voting thereon

The Meeting had been called at the request of the Chairman of the Policy and Resources Committee to review the Council's representation at the 1990 CIPFA Conference. Members had before them a copy of the Conference programme and of correspondence between the Chairman of the Committee and the Chief Executive & Director of Finance relating to the subject

The Chairman pointed out that there was no recommendation on the Agenda, but there was an invitation to the Committee to consider the interpretation to be placed upon the Minute authorising attendance at this year's Conference, i.e. did it nominate named Councillors or alternatively holders of Committee chairmanships. Depending on the interpretation the Committee might wish to confirm or vary the representation and to consider whether the size of the delegation was appropriate or whether it should be increased or reduced. A Member asked whether the Committee were being invited to change the existing policy and was advised by the Chairman that they were being asked to consider what should be the Council's policy

Some Members pointed out that the electorate had voted for change which had been reflected in the revised political balance of the Council. They considered that change should extend also to attendance at conferences since from a practical point of view, it seemed at odds to send representatives of the old order. They argued that since the nominating Minute had concerned those Members then filling the posts of Chairman of the Policy and Resources Committee/Leader of the Council and Chairman of Development Services Committee the proper course was for the Council to be represented by the current holders of those chairmanships. Had that been an accepted practice at Rochford the Special Meeting could have been avoided but it was also obvious that the matter could not have been dealt with during the normal cycle because of the timescale involved

Against that other Members expressed concern that a Special Meeting had been called to determine the matter since that had not been necessary. It was recalled that the will of Annual Council had been for such matters to be dealt with in the first instance at liaison meetings of the Group Leaders. A Member said that no valid reason had been advanced why the

Special Policy & Resources

Special Meeting had been called and it was apparent from the comments of the Chairman that there had not been any challenge to the authorising Minute. Another Member asked that he be supplied with details of the expense that had been incurred in holding the Meeting, in terms of both attendance allowance payments to Members of the Committee and the associated administrative costs involved.

It was generally acknowledged as important that the Council should continue to be represented at the CIPFA Conference by both Officers and Members and the attendance of the Chief Executive & Director of Finance and the Treasurer was supported. Members saw participation as serving a two-fold purpose. First, it fulfilled a training role by enabling the Officers concerned to ascertain the latest developments in local authority finance during a period of rapid and significant changes. Secondly, it ensured that Rochford maintained its high profile as an innovative authority with a proven track record.

Members noted advice from the Chief Executive & Director of Finance that the policy on Officer attendance at conferences had been determined elsewhere and that had it been the intention to call that matter into question, there could have been staffing implications, consideration of which would have necessitated the exclusion of the public.

As regards the Member representation some argued that since those concerned were no longer part of the administration the Council would be better served by replacing them as delegates particularly since in one case the knowledge gained would be lost to the Council at the end of the municipal year.

Other Members said it had been accepted that change was inevitable as a consequence of the election results. They considered however that the authorising Minute was clear on the question on who had been nominated to attend the Conference and did not see it as inevitable that the decision which had been ratified by full Council should be varied also, given that there was now a minority establishment. Furthermore, those Members concerned had already made all the necessary arrangements in respect of both business and domestic commitments and to seek to vary the representation at this late stage was therefore inappropriate. Councillor A.J. Harvey referred to the fact that he had also been specially authorised to attend the ADC Conference at the end of June and informed the Committee that because of the longer timescale, he was willing to stand down from those arrangements if that was the Council's wish.

On a point of order raised by Councillor D.C. Wood pursuant to Standing Order 30 and at the request of the Chairman, the Chief Executive & Director of Finance advised the Committee that there was no doubt as to the identity of those Members nominated by name under Minute 415/89 to attend the CIPFA Conference and that if the Special Meeting wished to vary that decision it could only make a recommendation to Council in that respect. Members were mindful that if such a recommendation were made it would not be an appropriate matter to be dealt with under Standing Order 18. By the time it was considered by Council the delegates would have attended the Conference and that could give rise to difficulties.

Special Policy & Resources

If that was to be the recommendation, the Officer delegates would not attend in any event. A number of Members were persuaded that it was not within the competence of the Committee to effect a change in the delegation because the previous decision of the Council would stand and could only be altered if Council saw fit after the Conference had taken place. Other Members questioned the reasonableness of changing the delegation at a conference being held only a matter of weeks after the new administration had been formed.

Picking up some of the points raised, the Chairman informed the Committee that he had called the Meeting as he was entitled to do because, following Annual Council he and the Chairman of the Council had met with the Chief Executive & Director of Finance when it had been clarified that the existing policy decisions of the Council would continue to be pursued until such time as they were altered by full Council. Since it was often the case at other authorities that with a change of political control former delegates would stand down, he had asked through the Chief Executive & Director of Finance that the Member delegates to the CIPFA Conference be advised of that point of view but they had declined to follow suit. He reiterated the options outlined earlier and said it was not a question of personalities but that the two delegates now represented the opposition and needed to be properly accredited if they were to attend. From a list of the Conference delegates of all authorities which he had obtained it was clear that the average attendance was two per sponsoring body, in some cases an Officer only, and in his opinion a delegation of four was somewhat generous.

The two Members concerned said they wished to refute the explanation given by the Chairman as to how their refusal to withdraw had necessitated the Special Meeting. The fact was that they had been contacted by the Chief Executive & Director of Finance and advised that the Chairman of the Policy and Resources Committee proposed to call such a Meeting unless they withdrew from the Conference. Since there was no longer a majority party there was no authority for such a request. Furthermore no one group had a clear majority and they would be attending as previously, not on behalf of their Group but on behalf of the Council to whom they would report back.

The Committee considered a proposal that Minute 415/89 be reaffirmed and that the Officers and named Member delegates attend the 1990 CIPFA Conference and that in future delegates to conferences should be designated by post rather than by name.

A Member of the Labour Group advised the Committee that there was no alliance with the Liberal Group but that, as had been said before, each decision would be taken on its merits.

In the light of the explanations that had been given the consensus was that there was no advantage to be gained from seeking to alter the Member delegates to the CIPFA Conference at such short notice. However Members considered that there would be wisdom in taking steps to avoid a recurrence of the situation in which they had found themselves with the change in administration.

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A motion pursuant to Standing Order 6 10 was not accepted by the Chairman. On further discussion of the earlier proposal the Committee agreed that any nomination of delegates to attend future conferences should in addition to identifying delegates by the post they hold, also include the number of representatives.

RECOMMENDED (1) That Minute 415/89 be reaffirmed and that the Officers and named Member delegates attend the 1990 CIPFA Conference.

(2) That nominations to future conferences and seminars including the number of representatives be by named posts. (218/SEC)

CHAIRMAN _____

DATE _____

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