



**Rochford District  
Council**

## **INDEX**

**1990**

**January - December**

AID

Local Authority AIDS Education Officer 57,521

Abandoned Vehicles

Disposal of 32

Access to Information

Access to Information in Health Authorities 221,240

Alarm Systems

Dispersed Alarm Systems 272,333,529

Anglian Water Services Limited

Ferry Road Pumping Station, Hullbridge 94  
Anglian Water Matters 198,240,400,453,656

Appeals - Planning

ROC/626/89 - Fairview Homes PLC's Appeal - Matchbox  
Toys Site, Rochford 5  
Planning Appeals - Analysis of Decisions Received  
from January to March 1990 260  
Appeal by British Gas PLC - Land at Klondyke  
Avenue, Rayleigh 418  
Baltic Wharf, Wallasea Island, Rochford -  
Applications ROC/667/89 and ROC/316/89 -  
Variation of Working Hours Condition and  
Realignment of Jetty 480  
Planning Appeals - Analysis of Decisions Reached 594

Area Service Points

Area Service Points 436,686,706

Area Sub-Committees

Area Sub-Committees 257,354,393

Audit

External Auditors' Reports 110(C) (1-3)  
Computer Management Progress 110(C) (4), 212(E) (2)  
Managing Services Efficiently - Performance  
Review 110(C) (5)  
Complaints Procedure 110(C) (7)

cont/d

Audit cont/d

Automatic Teller Machine - Usage	110(C) (8)
Audit Commission - Survey of Local Authority Housing Rent Arrears	163
Review of Audit Commission Publication - "Sport for Whom?"	187
Value for Money Study Overview of the Planning and Building Control Functions	212(C) (1-7)
The Work of the Audit Commission	212(E) (1)
Planning Enforcement Action - Performance Monitor	212(E) (3)
Report of the Woodland and Amenities Unit	212(E) (4)
Review of Audit Commission Publication "Local Authorities Support for Sport" - A Management Handbook	296

Automatic Teller Machine

Great Wakering	339
----------------	-----

### Bridleways

Highways Act 1980 - Section 25: Proposed Bridleway -	
Albert Road to Rectory Avenue, Hawkwell	324,361,412
Proposed Diversion of Bridleway 17 (part)	
Foulness	413(i),574

### British Rail

British Rail Liaison	503
----------------------	-----

### Budget

1990/91	86
Budget Review	425,453
Budget Review 1990/91 and 1991/92	483,679
Budget Preparation 1991/92	485
Review of the Corporate Plan and	
Budget Strategy	532,545,578,600,602,611
Budget 1991/92 (Development)	702
Budget 1991/92 (Leisure)	703
Budget 1991/92 (Health and Housing)	711
Budget 1991/92 (Policy and Resources)	723

### Building Control

Local Authority Building Control	25,224
----------------------------------	--------

### Bye-Laws

Enforcement of Bye-Laws Against Dog Fouling	81
Public Conveniences	274
Pleasure Fairs Bye-Laws - Contravention	537

## Canewdon Consultants

"Broomhills", Stambridge Road, Rochford -  
Preliminary Proposals by Canewdon Consultants 134

## Capital Programme

1990/91, 1991/92 and 1992/93 13,126,141

## Car Parking

Future Charging Policy and Usage 16,40,219  
Car Parking in the Rochford District 92  
On-street Parking - Outside Town Centres 326  
Car Parking Charges 337  
Extension to Back Lane Car Park 483,580,611  
Monitoring of Income 677

## Car Parking Study

Car Parking  
Study 205(i)(11), 205(ii)(1-12), 205(iii)(1-5), 664(1-3)  
Review of Car Parking Standards 205(i)(12&13), 205(iii)(7)  
Outside Town Centres 414(2)  
Rayleigh Town Centre 414(3-9), 453  
Rayleigh West 664(4-8)  
Market Car Park, Rayleigh 664(9)  
Car Parking Business Survey 664(10)  
Problems Identified by Councillors 664(11-13)  
Summary of Progress 664(14)

## Caravan Sites

Review of Caravan Site Licences 63,161,276  
Spacing of Caravans - Progress Report 68,535  
Caravan Site - Breach of Site Licence Conditions 69,141  
Tower Caravan Site, Pooles Lane, Hullbridge -  
Amendment to Site Layout 277,526  
Access to Crouch Caravan Site via Pooles Lane  
Recreation Ground 386  
Unauthorised Caravans at Canewdon 539

## Cemeteries

Rayleigh and Hall Road Cemeteries - Enhancement 617  
Hall Road Cemetery: Extended Church of England Section  
Roadway 618(i)  
Layout of Graves 618(ii)

cont/d

## Chairman's Announcements

Councillor Boyd	38
Sunday Times/Royal Mail International Twin Town Award Scheme	38
Ashingdon Primary School - Mock Edition of the Evening Echo	140
Members Standing for Re-election	238
Councillor W.H. Budge	238
Councillor C. Stephenson	238
Civic Banquet: Southend-on-Sea Borough Council	360
Twinning Visit: German Minesweepers - "Nixe" and "Ariadne"	360
Cycle Races in Rayleigh	360
Annual General Meeting of "RELATE"	360, 452
Dial-a-Ride: Delivery of Third Vehicle	360
Premier Housing Award from British Gas	360
Hullbridge Regatta	452
ADC Conference	452
Essex Heritage - Inauguration	452
Essex University - 25th Anniversary	452
Thorpe Hall School - Speech Day and Prize Giving Ceremony	452
Rochford Show	452
Reception on the Terrace at Mill Hall	452
Rochford Festival of Sport - Finals Day	452
150th Anniversary of the Police Force	452
Presentation of Certificate to Mrs. J. Attridge	452
Presentation of Certificate to Mr. G. Harwood	452
Council Staff Team who Cycled to Brighton	452
Councillor R.A. Pearson's Wife	514
Residents of the District Trapped in Baghdad	514
Essex Games	514
Judging of Garden Competition	514
Luncheon - Local Rotary Club	514
Civic Service	514
King Edmund School - Booklet on Rochford	514
Peatland Protection Charter	514
Careers Convention - Park School	610
Maldon District Council - Civic Reception	610
TVS Studios - Luncheon	610
Haltern	610
Special Cycle of Meetings	705
Performances by the Arts Council	705
Bulb Planting at Ashingdon	705
Reopening of the Rocheway Clinic	705
Visit to Council's Sheltered Schemes	705
Presentation of Food Hygiene Certificates	705
Festive Lights in Rayleigh	705
Leigh Orpheus Choir	705
100th Birthday Celebrations - Resident at Eastwood Lodge	705

## Charges

Scale of Charges 1990/91	15
--------------------------	----

cont/d

### Children's Play Areas

Betts Wood Play Area - Hockley	75
Use of Land as Public Open Space, Allotment Gardens, the Layout of Children's Play Area and Construction of Car Park and Vehicular Access: Lower Wyburns Farm, Daws Heath Road, Rayleigh	79
Programme for Children's Playgrounds 1990/91	184

### Circa Leisure

CIRCA Leisure Scholarship Scheme	300
----------------------------------	-----

### Citizen Advice Bureaux

Rochford Citizens' Advice Bureau (CAB) Office Accommodation	428
--	-----

### Civic Car

Civic Car	445
-----------	-----

### Clements Hall Leisure Centre

Replacement of Astro-Turf Sports Pitch	84,109,143
Additional Car Parking	292
Capital Investment at Clements Hall Leisure Centre	710

### Committee Meetings

Cycle of Meetings 1990/91	23,119
---------------------------	--------

### Committee Structure

Election of Chairman of the Council for 1990/91	245
Appointment of Vice-Chairman of the Council for 1990/91	246
Appointment of Chairman of the Policy and Resources Committee/Leader of the Council for 1990/91	247
Appointment of Standing Committees	252
Appointment of Chairmen and Vice-Chairmen of Committees and Panels of Committees	253
Dates of Meetings	254,493,515
Appointment of Dependent Sub-Committees and Panels	257,267,282,305,328,361
Committees and Dependent Panels	330,431
Council and Committee Agenda	344(i),437
Membership of the Policy & Resources Committee	348
Little Wheatleys Panel	357,361,394
Pro-rata Representation on Leisure Services Committee	517(i)

cont/d

## Committee Structure cont/d

Membership of the Policy and Resources Committee	517(ii)
Appointment of Vice-Chairman - Policy and Resources Committee	597
Committee Structure	601(C)(2)

## Community Charge

Setting the Level of Community Charge 1990/91	137
Community Charge Collection Fund	142
Community Charge Collection Costs 1990/91	426
Appeals Against Determination of Benefit	693
Standard Community Charge	725
Community Charge 1991/92	727

## Computer System

Replacement Computer System for Environmental Health Services	448
--	-----

## Concessionary Fares

Concessionary Fares	434,680
---------------------	---------

## Conferences

National Housing and Town Planning Conference	159
Annual Conference and Exhibition of the Chartered Institute of Public Finance and Accountancy: Harrogate 5th to 7th June 1990	303
Report of the Delegates on the 105th Conference of the Chartered Institute of Public Finance and Accountancy (CIPFA) Held at the Royal Hall, Harrogate: 5th-7th June 1990	429,603
Association of District Councils - Annual Meeting and Conference - Harrogate 27th to 29th June 1990	498

## Conservation

Conservation Area Advisory Committee	605,690
--------------------------------------	---------

## Consultants

Selection of	35
--------------	----

cont/d



## Consultation Documents

National Code of Local Government Conduct and Register of Members' Interests	117
Transport Policies and Programmes (TPP17) and Public Transport Plan (PTP13) 1991/92 Submissions - Consultation Drafts	199
"Shaping the South East Planning Strategy" - SERPLAN Consultation Document	315,361
Maldon District Local Plan, First Review - Consultation Draft	320
Essex County Council Consultation Document on Waste Disposal	540

## Consultations from Neighbouring Authorities

Consultation from Castle Point District Council on Former S.W. Wood Site, Rat Lane, Rayleigh	47
Consultation from Southend-on-Sea Borough Council: Land to the rear of Comet Way: Erect 4 Part Single/ Part Two Storey Buildings and Three Single Storey Buildings to Form 11 Industrial and High-Tech Business Units with Car Parking and Construct New Access Road to Comet Way	136
Consultation from Castle Point District Council: CPT/4790 - Demolish Former British Shoe Corporation (Rayleigh Shoe) Factory, Kingsley Lane, Thundersley, for Re-development of Class B1 (a)(b) Units Totalling 4,145 square metres (Including Replaced Factory Floor Space 44.600 square feet) and 138 Car Parking Spaces	177
Consultation from Neighbour Authority: Northwick Village Project	262
Consultation from Southend-on-Sea Borough Council - Erect Detached Bungalow and Garage (Outline) Land Adjacent 76 Glenwood Avenue, Eastwood, Leigh-on-Sea - Planning Application SOS/90/0469	351
Outline Application for Residential Development on Land North of Kingsleigh Crescent and Fronting the Arterial Road, Rayleigh - Application No. CTP/572/90	463
Grove County Primary School, Grove Road, Rayleigh - CC/0499/90/ROC	464
Consultation from Southend-on-Sea Borough Council - Outline Application to Erect Dwellinghouse with Garage: Land South of Newfriars, Wakering Road, Shoeburyness	470(i)
Deemed Permission Application from Essex County Council, Change of Use from Residential to Day-Care Centre and Office Accommodation with Associated Storage and Car Parking: 80-80c West Street, Rochford - Application Number CC/0447/90/ROC	470(iii)
Town and Country Planning Act 1990: Consultation from Southend-on-Sea Borough Council on Application SOS/90/1016: Land North of Bournes Green Chase, Southend-on-Sea	510

cont/d

## Consultations from Neighbouring Authorities cont/d

### Consultations on Planning Applications from Southend

#### Borough Council:

SOS/90/1234 - Erect Wholesale Warehouse, Access Road and Lay Out 513 Parking Spaces on 7.8 Hectares of Land East of Sutton Road, Land Adjoining Smithers Farm, Southend-on-Sea 717(i)

SOS/90/1235 - Erect 17 Buildings Comprising Office (B1), Storage (B8) and Industrial (Classes B1 and B2) Uses and Lay Out Estate Roads and 1,713 Parking Spaces on 16.8 Hectares of Land East of Sutton Road and Adjoining Smithers Farm and Fossetts Camp, Southend-on-Sea (including the site of SOS/90/1234) 717(ii)

## Contractors

Standing Approved List of Contractors 34,492

## Contracts

Contract No. 1475 - Lift Service and Maintenance 36(i)  
Contract No. 1477 - Maintenance of Central Heating, Hot Water Services and Air Handling Equipment, AP Schemes and Leisure Buildings 36(ii)  
Contract No. 1481 - Improvements to Mill Hall, Rayleigh 36(iii)  
Contract Progress Report 61,188,280,383  
Contract No. 1476 - Cleaning of Public Conveniences 71  
Contract No. 1463 - Fencing Improvements at Playing Fields 130  
Contract No. 1501 - Servicing and Repair of Domestic Gas Appliances 131  
Contract No. 1497 - Cyclical Repairs and External Decoration - Hockley 170  
Contract No. 1498 - Cyclical Repairs and External Decoration - Rochford 170  
Contract No. 1396 - General Cleaning 231(i)(a)  
Contract No. 1496 - Window Cleaning 231(i)(b)  
Contract No. 1502 - Preparation of Schedule of Rates for Maintenance Work 231(ii)  
Contract Nos. 1501 and 1488 - Cyclical Repairs and External Decorations - Wardened Schemes and Council Houses at Rochford and Hullbridge 231(iii)  
Contract No. 1508 - Replacement Windows with UPVC 281(i)  
Contract No. 1488 - Cyclical Repairs and External Decoration - Various Sites 281(ii)

cont/d

## Contracts cont/d

<u>Contract No. 1505</u>	- Cyclical Repairs and External Decoration - Wardened Schemes	281(iii)
<u>Contract No. 1514</u>	- Cyclical Repairs and Internal Decoration	384(i)
<u>Contract No. 1524</u>	- Sweyne Park Bridleway	384(ii)
<u>Contract No. 1523</u>	- Reroofing and Associated Works	447(i)
<u>Contract No. 1526</u>	- Boilerhouse Refurbishment, Romney House, Rochford	447(ii)
<u>Contract No. 1530</u>	- Improvement and Refurbishment at 1 & 2 The Ferns, Stambridge	538
<u>Contract No. 1539</u>	- Entrance Works at Public Open Space - Lower Wyburns Farm, Daws Heath Road, Rayleigh	560
<u>Contract No. 1541</u>	- Domestic Boiler Replacement	637
<u>Contract No. 1548</u>	- Upgrading of Fire Alarm Systems in A.P. Sheltered Schemes	692
<u>Contract No. 1547</u>	- Extension of Public Car Park, Back Lane, Rochford	694
<u>Contract No. 1542</u>	- Replacement Fencing, King George's Playing Field	699
<u>Contract No. 1548</u>	- Upgrading Fire Alarm Systems	708

## Corporate Plan

Corporate Plan	120
The Physical Environment	186,291,652
First Review	270,289,314,342(a),361,520
Leisure Section Priority F3	290,375
Rochford Hospital Site	342(b)
Corporate Priority C.1	409,665
Review of the Corporate Plan	484
Review of the Corporate Plan and Budget Strategy	532,545,578,600,602,611
New Sections	579
Corporate Priority I.4	601(B)
Corporate Plan - Identification of Deficiencies in Service Provision	664(26)
Resourcing the Corporate Plan	683

## Cost Centres

Priority Budgeting and Cost Centres - Methodology	220
---	-----

## Council Property and Premises

Council Chamber	212(D)
Catering in Council Halls	287
Sound System in the Council Chamber	721

cont/d

## Councillors

R.H. Boyd	6,39,146
Mrs. P. Godsell	7
Members' Allowances	30,40,116
J.A. Gibson	39
M.J. Handford	48
Absence of Members	107,141
Election of Chairman of the Council for 1990/91	245
Appointment of Vice-Chairman of the Council for 1990/91	246
Appointment of Chairman of the Policy and Resources Committee/Leader of the Council for 1990/91	247
Liaison Arrangements with Group Leaders	248
Appointment of Chairman's Chaplain	249
Record of Attendances	251
Appointment of Chairmen and Vice-Chairmen of Committees and Panels of Committees	253
Mrs. P. Cooke	359
Mrs. A.R. Hutchings	388
Former Councillor R. Blackburn	419,450

## Covenants

2 Jubilee Road, Rayleigh	105
Conversion of Former Council Properties into Self-Contained Flats	
29 Stambridge Road, Rochford	581(i)
27 Middlemead, Rochford	581(ii), 611, 671, 706

## Crime Prevention

Partnership in Crime Prevention	504
---------------------------------	-----

## Deemed Planning Consents

Land at the Junction of Mercer Avenue and Twyford Avenue, Great Wakering	53
Brooklands Garden Extension, Rayleigh	74(i)
Rochford Water Sports Centre	74(ii)
Use of Land as Informal Public Open Space, Layout of Children's Play Area and Construction of Horse Riding Trail: Land North of Magnolia Road, Hawkwell	123
Open Spaces Development Programme - Land at The Bailey, Rayleigh	183,546
Open Space Development Programme - Hambro Hill	299
Deemed Permission Application from Essex County Council, Change of Use from Residential to Day-Care Centre and Office Accommodation with Associated Storage and Car Parking: 80-80c West Street, Rochford - Application Number CC/0447/90/ROC	470(iii),643
Contract No. 1539 - Entrance Works at Public Open Space - Lower Wyburns Farm, Daws Heath Road, Rayleigh	560

## Deferred Items

Planning Services Committee	
(i) Consultation from Southend-on-Sea Borough Council - Outline Application to Erect Dwellinghouse with Garage: Land South of Newfriars, Wakering Road, Shoeburyness	
(ii) 17 Brook Close, Rochford - Proposed Amendments to Car Parking Layout and Roof Design from Scheme Approved on 1st August 1989 (Planning Application ROC/279/89)	
(iii) Deemed Permission Application from Essex County Council - Change of Use from Residential to Day-Care Centre and Office Accommodation with Associated Storage and Car Parking: 80-80c West Street, Rochford: Application No. CCO/447/90/ROC	462

## Delegation of Authority

Reallocation of Responsibilities	121,222(a)
Development Directorate	222(b)
Delegations to Officers	439
Requisitions for Information - Town and Country Planning Act 1990, Section 330	500(i)
Town and Country Planning Legislation - Consolidation	500(ii)
Senior Environmental Health Officers (Posts ES7 and ES37) - Delegated Authority	525

## Dial-a-Ride

Dial-a-Ride Scheme	657
--------------------	-----

cont/d

## Disabled

Appointment of Member with Special Responsibility for  
the Disabled with Regard to Planning Applications

256

### District Plan Working Party

Minutes	101,205(i)(1),583(i),(ii)&(iii)
National Playing Fields Association	101(1&2)
Housing	101(3&4)
South Fambridge	
Village Plan Brief	101(5),205(i)(5),205(ii)(14)
Strategy for Review of the Local Plan	101(6-9),205(i)(6-10)
Revised Housing Strategy: Essex County Structure	
Plan First Alteration	205(i)(2)
Draft Planning Policy Guidance Notes	205(i)(3&4)
Car Parking	
Study	205(i)(11),205(ii)(1-12),205(iii)(1-5),664(1-3)
Review of Car Parking Standards	205(i)(12&13),205(iii)(7)
Future Development - Etheldore Avenue/Wood	
Avenue, Hockley	205(ii)(13)
Public Utilities, Health and Social Services	205(ii)(15)
Rebuild or Extension of Existing Dwellings	
in the Metropolitan Green Belt	205(ii)(16),664(15)
Conversion of Redundant Farm Buildings	205(iii)(6)
The Rochford Estuaries and Coastlines	414(1)
Car Parking Study - Outside Town Centres	414(2)
Car Parking Study - Rayleigh Town Centre	414(3-9),453
Review of the Local Plan	583(i)(1-25)
Identification of Additional Land for	
Employment/Business with Particular Reference	
to Land West of Aviation Way	583(i)(26&27),664(16&17)
Identification of Additional Public Open	
Spaces - West Hawkwell	583(i)(28&29)
Identification of Additional Public Open	
Spaces - West Hawkwell	583(i)(30),583(ii)(3&4)
Review of the Location, Amount and Phasing	
of New Residential Development	583(ii)(1&2)
Evaluation of Suggestions by the R.S.P.B. for	
Inclusion in the Local Plan	583(ii)(5)
Identification of Properties in Hall Road,	
Rochford and High Road, Hockley for Inclusion	
in Policy GB2	583(ii)(6&7)
Golf Courses - Review of Policy LT7	583(ii)(8),664(18)
Provision of Low Cost and Social Housing in	
Urban and Rural Areas	583(ii)(9)
Removal of Permitted Development Rights	583(ii)(10-12)
New Warehouse, Rankin Flour Mills, Mill Lane,	
Rochford	583(ii)(13)
Master Plan for Southend Airport	583(ii)(14)
Car Parking Study - Rayleigh West	664(4-8)
Car Parking Study - Market Car Park, Rayleigh	664(9)
Car Parking Study - Car Parking Business Survey	664(10)
Car Parking Study - Problems Identified by	
Councillors	664(11-13)
Car Parking Study - Summary of Progress	664(14)

cont/d

District Plan Working Party cont/d

Review of Local Plan: Chapter 10 - Public	
Utilities, Health and Social Services	664(19-24)
Updating the District Plan	664(25)
Corporate Plan - Identification of Deficiencies	
in Service Provision	664(26)

Dogs

Dog Fouling	77
Enforcement of Bye-Laws Against Dog Fouling	81,195,557
Supervision and Enforcement	382,497,514
Environmental Protection Bill - Dog Fouling	444
Control of Dogs	524

## Easements

Proposed Temporary Easement at King George's Playing Field	31
Land at 5 Greensward Lane, Hockley now Known as Lime Court - Springboard Housing Association Limited	95
Riverside Industrial Estate	200(i)
14 Bull Lane, Rayleigh - Land Adjacent to King George's Playing Field	200(ii)
Easement to Essex Water Company - The Grove, Rayleigh	415

## Education

Closer to the People - Education: The District Council Contribution	118,141
--	---------

## Elections

Expenses of Candidates at Elections	218
Results of District and Parish Council Bye-Election Held on 3rd May 1990	250
Representation of the People (Amendment) Regulations 1990 Sale of Registers	340

## Emergency Arrangements

Emergency Communication	489(A) (5&6)
Emergency Planning Team	489(A) (1,2&3)
Riverwatch Update	489(A) (4)
Incident at Wakering Refuse Tip	489(A) (7)

## Emergency Centre

Hockley Woods	27,40,212(A),346
---------------	------------------

## Environment

Environmental Awareness	154
-------------------------	-----

## Essex County Council

District and County Council Liaison Meeting	225
Essex In Europe Week - 1991	226,432
Liaison Meetings with County Highways Chairman	309
Deemed Permission Application from Essex County Council, Change of Use from Residential to Day-Care Centre and Office Accommodation with Associated Storage and Car Parking: 80-80c West Street, Rochford - Application Number CC/0447/90/ROC	470(iii),643

cont/d



Essex County Council cont/d

Essex County Council Consultation Document on  
Waste Disposal  
Blue Plaque Scheme

540  
551

Essex Euro Week

Essex Euro Week

601(A) (1&2)

## Financial Matters

Capital Programme 1990/91, 1991/92 and 1992/93	13,126,141
Scale of Charges 1990/91	15
Capital Accounting in Local Authorities - The Way Forward	22
Budget 1990/91	86
Priority Budgeting and Cost Centres - Methodology	220
Promotion of Economic Development	724

## Footpaths

Highways Act 1980 - Section 119 Diversion of Part of Footpath 36, Rochford	29
Town and Country Planning Act 1971 - Section 210 Proposed Diversion of Part of Footpath 23, Rayleigh	97,141,208,317
Highways Act 1980 - Section 119 Proposed Diversion of Footpaths at Bolt Hall, Upper Raypits and Pudsey Hall Farms, Canewdon	98,413(ii),573
Footway Between Haddon Close and Little Wheatleys Chase, Rayleigh	325,361,571
Highways Act 1980 - Section 119: Proposed Diversion of Footpaths 3, 5, 31, 33 and 34 Barling Magna	660
Town and Country Planning Act 1990 - Section 247: Proposed Diversion of Part of Footpath 22 Rayleigh	661
Footpath 3 Hullbridge - Blounts Wood to Hullbridge Road, Rayleigh	663(i)
Plumberow Mount to Church Road, Hockley	663(iii)

## Fragrant Garden

Provision of Fragrant Garden - Rayleigh Town Centre	191
---	-----

## Freight House, Rochford

The Freight House, Rochford	608
-----------------------------	-----

### Grants and Loans

Grant Aid to Outside Bodies	18,40
Grant Aid Towards Housing Improvement and Repairs	162,273,530
House Renovation Grant - Breach of Grant Conditions	165
Grant Aid to Outside Bodies	
Rochford & District Playscheme Council	338(i)
Closure of LAMSAC	338(ii),490
North Wales Mayor's Flood Disaster Fund	338(iii),361
Citizens' Advice Bureaux	338(iv)
Rochford Old People's Welfare Committee and Rayleigh Age Concern	427(i),453
Further Applications	427(ii)
Grants for Internal Decoration	623

### Group Leaders Panel

Terms of Reference and Conventions	489(B)
------------------------------------	--------

### Gypsies

Gypsy Site Provision Seminar	474,585
------------------------------	---------

## Hackney Carriages

Shared Taxi Service	311,402(i)
Hackney Carriage Fares	402(ii)

## Health and Safety

Local Authority Aids Education Officer	57
Review of Law on Infectious Disease Control	58
Chlorofluorocarbons (CFC's)	60,619
Essex Family Practitioner Committee (Essex FPC)	
Classification of Dispensing Areas	64
Enforcement of the Health & Safety at Work Etc. Act 1974	150
Quality Assurance in Environmental Health	152
Heartcheck - Park School, Rayleigh	278
Pest Control Service for Insect Infestation	366
The Ungraded Eggs (Hygiene) Regulations 1990	522
Odour Nuisance from Mushroom Growing Farm	536
Food Safety Act 1990	615
Environmental Health Services Annual Report 1989/90	620
Food Hygiene (General) Regulations 1970 - Prosecution	638
Food Hygiene (General) Regulations 1970	696

## Highways

County Highways Matters	89,240,307
Traffic Problems, Ashingdon Road Junction with Rectory Road and Hill Lane Junction with Main Road, Hawkwell	90
Broad Parade/Greensward Lane, Hockley - Proposed Waiting Restrictions	91
Town Police Clauses Act 1847 - Section 21: South Fambridge Annual Country Village Fayre 1990	207
Station Road, Rayleigh - Pedestrian Facilities	229(i),572
Warwick Road/Clarence Road, Rayleigh - Proposed Prohibition of Waiting	229(ii)
Proposed Prohibition of Driving in Cherry Orchard Lane (part), Hawkwell	308,361
Liaison Meeting with County Highways Chairman	309
Town Police Clauses Act 1847 - Section 21 Proposed Temporary Closure of White Hart Lane (part), Hawkwell	316(i)
Proposed Temporary Closure of Bellingham Lane, Rayleigh	316(ii)
Town Police Clauses Act 1847 - Section 21 Proposed Temporary Closure of Eldon Way (Part), Hockley	347
Improvement of the A130 Between the A132, Rettendon Turnpike and the A127 Southend Arterial Road	403,567
Private Finance Road Schemes	404
Proposed Waiting Restrictions - Ashingdon Road, Rochford, Ashingdon and Hawkwell	405
Hullbridge Road, Rayleigh	406
Rayleigh Weir Liaison Meeting	408

cont/d

## Highways cont/d

White Hart Lane (Unadopted), Hawkwell - Prohibition of Use by Vehicular Traffic	412,570
On-street Parking Restrictions - Brook Close, Rochford	470(ii), 659,714
Highways Service Review - A Consultation Paper	482,488,668,674,706
Town and Country Planning Act 1990 - Section 257 Proposed Extinguishment of Highway Rights at Blackmore Walk, Rayleigh	501,691
Noise Insulation Scheme - A127/A129 Rayleigh Weir Improvement	523
Major Road Schemes Review	568
Proposed Waiting Restrictions - (i) Ashingdon Road, Rochford/Hawkwell/Ashingdon (ii) Highmead, Rayleigh (iii) Rocheway/Stambridge Road/East Street, Rochford	569,600
Removal of Highway Rights - Land Fronting 293-297 Little Waking Road, Little Waking	586
Russell Grove/Stambridge Road, Rochford - Proposed Waiting Restrictions	667
Stambridge Road, Rochford	669

## Horse Riding

Minutes	102
Provision of Horse Riding Facilities - Apton Hall Road to Larkhill Road, Canewdon	103,323,576
Horse Riding Establishments - Alleged Unauthorised Developments	135
Spencers Nurseries, Hawkwell	663(ii)

## Housing - General

Housing Rents 1990/91	14
Homelessness	51,141
Housing Mobility Scheme - Women's Aid	55
Audit Commission - Survey of Local Authority Housing Rent Arrears	163
Housing Applicant Mr. C	371
National Housing and Town Planning Council - Election of Regional Members to the National Executive Committee 1990/92	443
Upgrading of Sheltered Housing Bedsitters	622
Annual Programme of Pre-painting Repairs and Decoration of Council Dwellings 1991/92	624
Building Repairs and Improvements Service - Performance Statistics 1989/90	625
Charging for Services	627
254-284 Waking Road, Shoeburyness	697

cont/d

### Housing Associations

Joint Statement by NFHA/AMA/ADC on Local Authority Nominations to Housing Associations	56
Housing Strategy - Housing Association Local Authority Sponsored Schemes - Springboard Housing Association	223

### Housing Benefit

Housing Benefits	227,240
Council's Discretionary Powers	336

### Housing Development

ROC/626/89 - Fairview Homes PLC's Appeal - Matchbox Toys Site, Rochford	5,240
--	-------

### Housing Investment Programme

1991/92	368
---------	-----

### Housing Strategy

Motion in the name of Councillor R.H. Boyd	26
Housing Strategy - Housing Association Local Authority Sponsored Schemes - Springboard Housing Association	223,334
Property Transactions	244
Housing Strategy	329,531,600,611

## Land

Land Forming Part of 18 Orchard Avenue, Rayleigh - Enabling Power Local Government Act 1972	201
Land Adjacent to 1 and 2 Wimarc Crescent, Rayleigh	202
Site of the Former Properties Known as 1-3 (Inclusive) Bedford Row Cottages, Church End, Paglesham	203
Land at Rawreth Shot	204,417
Proposed Stopping up of Land at the End of Bull Lane, Hockley to rear of Nos. 4 and 5 St. James' Walk, Hockley	228
Land at Little Wheatleys Chase, Rayleigh	174,242
Land Forming Part of the Rear Garden of 27 Weir Gardens, Rayleigh	411

## Leisure Contract

Review of the Leisure Contract	559,611
--------------------------------	---------

## Leisure - General

Leisure Bus	83
Countryside Interpretation	185
Review of Audit Commission Publication - "Sport for Whom?"	187
Leisure Liaison Committee - 26th March 1990	193
District Council/Sports Council Liaison Arrangements	283
Catering in Council Halls	287
Putting Facilities	293
Annual Re-planting Programme 1989/90	294
Best Kept Village Competition	295,387
Review of Audit Commission Publication "Local Authorities Support for Sport" - A Management Handbook	296
Rawreth Playing Field - Flying of Model Aircraft	298
Provision of Skateboard Facilities	552
Rayleigh Cycle Races	553
The Year of Sport 1991 - Regional Torch Relay	554,611
Eastern Council for Sport and Recreation - Liaison Meeting	555
Ernie Adcock Trophy	649
Arts Provision	650

## Leisure Liaison Working Party

Arts Budget 1990/91	193(i)
Special Events 1990/91	193(ii)
Future of Action Sport	193(iii)
Car Parking at Clements Hall Leisure Centre	193(iv)
Leisure Liaison Working Party	286,556

cont/d

### Litter Initiatives

Greensward School, Hockley	59(i)
Southend Arterial Road	59(ii)
Keep Rochford Tidy - Poster Campaign	155
Tidy Britain Group - "People and Places"	156
Litter Initiatives	157
Litter and Refuse	279
Tidy Britain Year 1990	370
Environmental Protection Bill: Draft Code of Practice on Litter	632
Code of Practice on Litter: Contractual Implications and Estimated Additional Costs	634

### Local Government and Housing Act 1989

Political Restrictions on Certain Local Authority Officers	11(B) (1,2&3), 25
Appointment of Political Assistants	11(B) (4)
Section 164: Amendment to Right to Buy	54, 141
Borrowing Policy 1990/91	111
Changes to the Local Elections (Principal Areas) Rules 1986	124
Unfit Housing, Etc.	164
Pro Rata Representation on Committees	456, 543
Schedule of Determinations	505



Marinair

Marinair - The Proposal for a Fourth London Airport in  
the Thames Estuary 582

Members of Parliament

Sir Bernard Braine 127

Minerals Subject Plan

Minerals Subject Plan 96

Monitoring Service Contract Performance

Cleaning at Aged Persons' Schemes	24
Street Cleansing	66
Ground Maintenance	82
Refuse Collection and Street Cleansing	110(C) (6)
Leisure Management	212(E) (5)

## National Non-Domestic Rating

Charitable Rate Relief	335,491
------------------------	---------

## National Rivers Authority

National Rivers Authority Anglian Region (Eastern Area): Annual Conservation Liaison Meeting - 28th March 1990	313
National Rivers Authority	564,611

## Noise

Noise Insulation Scheme - A127/A129 Rayleigh Weir Improvement	523
---	-----

## Notice of Motion

Minute 3: Para. 5 - ROC/910/89	40,144,180
No Loitering	41,52,141
Provision of Toilet for the Disabled in Hockley	65
Signatories to Petitions	241(i)
Swimming at Clements Hall Leisure Centre	241(ii),288
Petitions	341
Concessionary Travel	362(i),434(i)
Code of Local Government Conduct	362(ii),434(ii),453
Prohibition on Use of Peat	362(iii),385
Refuse Collection Service to Mobile Home Dwellers	362(iv),434(iii)
Notification of Proposed Development - Adjacent Properties	454
Funding Arrangements - Local Management of Schools	516
Parking Outside Peak Hours	612(i),676(i)
Parking Amnesty at Christmas	612(ii),676(ii)
Community Charge	707

## Nuisance

Odour Nuisance from Mushroom Growing Farm	536
Clean Air Act 1956 - Section 16 - Smoke Nuisance at "The Gables", Radnor Road, Ashingdon	635

## Outside Bodies

Grant Aid	18,40
Crouch Valley Scouts Association -	
Appointment of Trustee	122
Appointment of Representatives to Outside Bodies	
and Organisations	255,331,361,442
Grant Aid to Outside Bodies	
Rochford & District Playscheme Council	338(i)
Closure of LAMSAC	338(ii)
North Wales Mayor's Flood Disaster Fund	338(iii)
Citizens' Advice Bureaux	338(iv)
National Housing and Town Planning Council - Election	
of Regional Members to the National Executive	
Committee 1990/92	443

## Panel Minutes

Audit Panel	11(A), 110(C), 212(C) & (E)
Staffing Sub-Committee	11(B), 110(B), 212(B)
National Non-Domestic Ratepayers' Consultation Panel	85
Roach Valley Conservation Zone Group of Representatives	100, 206, 584
District Plan Working Party	101, 205, 240, 414, 453, 583(i), (ii) & (iii), 664
Horse Riding Working Party	102, 322, 663
Chairman's Panel	110(A), 212(D)
Broomhills Panel	173(i), 233(i)
Little Wheatleys Panel	173(ii), 469
Gusted Hall Panel	173(iii), 233(ii), 349
Emergency Panel	212(A), 489(A), 675(C)
Leisure Liaison Working Party	286
Housing Strategy Panel	334
Performance Review Panel	423, 601(C), 675(B)
Group Leaders Panel	489(B), 601(D), 675(D)
Twinning Sub-Committee	601(A)
Personnel Sub-Committee	601(B), 675(A), 706

## Parish Matters

Signs	76, 141
Stambridge Parish Council - Grant Application	216
Parish Council Functions - Area Committees for Rayleigh	344(ii), 438, 496
Area Liaison/Parish Interface	495, 682
Dissolution of the Roach Group Parish Council	604
Parish Boundary Review	685, 706

## Performance Indicators

Performance Indicators	367, 527, 628
Planning Enforcement Action Performance Monitor	587
Published Performance Indicators for Local Authority Tenants	629
Revenues Division - Performance Measures and Monitoring	700

## Personnel Sub-Committee

Personnel Sub-Committee: 10th December 1990	726, 730
---	----------

## Pest Control

Pest Control Service for Insect Infestation	366
---	-----

cont/d

### Planning Applications

1 Station Crescent, Rayleigh - F/0405/90/ROC	397
89 High Street, Rayleigh - F/0436/90/ROC	465
Determination of Planning Applications - Extension of Time Letters	596

### Planning Development Control

Planning Development Control	28,40
Directorate of Development - Planning Application and Development Control Statistics	461,595

### Post Office Facilities

Sub-Post Office, Station Road, Rayleigh	666
---	-----

### Public Conveniences

Public Conveniences	365,422,616,674,706
---------------------	---------------------

### Public Open Spaces

Brooklands Garden Extension, Rayleigh	74(i)
Turret House Farm	78
Use of Land as Public Open Space, Allotment Gardens, the Layout of Children's Play Area and Construction of Car Park and Vehicular Access: Lower Wyburns Farm, Daws Heath Road, Rayleigh	79
Use of Land as Informal Public Open Space, Layout of Children's Play Area and Construction of Horse Riding Trail: Land North of Magnolia Road, Hawkwell	123
Open Spaces Development Programme - Land at The Bailey, Rayleigh	183,546
Grove Road Open Space	190,240
Open Spaces Development Programme - Hullbridge Foreshore	192,410,453,658
Use of Land as Informal Public Open Space and Children's Play Space - Land North of Brays Lane, Rochford	297
Rawreth Playing Field - Flying of Model Aircraft	298,361,381,453,648
Open Space Development Programme - Hambro Hill	299
Open Spaces Development Programme - Swayne Park, Rayleigh and Spencers Nurseries, Hawkwell	301
Open Spaces Development Programme - Land and Ponds at Doggetts	302
Open Spaces Development Programme - Capital Spending Proposals and Commitments 1990/91	376
Open Spaces Development Programme - Proposed Public Open Space at Lower Wyburns Farm, Rayleigh	377,453
Open Spaces Development Programme Land at Little Wheatleys, Rayleigh	378,499

cont/d

Open Spaces Development Programme - Spencers	
Nurseries, Hawkwell	379,422,453,550,651,663(11),674
Supervision and Enforcement	382
Sweyne Park - Tree Planting	547
Fairview Playing Field	549
Contract No. 1539 - Entrance Works at Public Open	
Space - Lower Wyburns Farm, Daws Heath Road,	
Rayleigh	560

#### Public Transport

Revision of Contracted Bus Services 10B/12	
and 404	312,361,407

Questions

Urgent Question under Standing Order 7.2(b)

455

## Rates

General Rate 1989/90 - Irrecoverable Items 678

## Rate Relief

Charitable and Other Organisations 21  
Rate Relief for Charitable and Other Organisations 112  
National Non-domestic Rating - Charitable Rate Relief 113,215,335

## Recycling

Progress Report 70  
Glass 158(i)  
Haltern Activities 158(ii)  
Potential Within the Council 158(iii)  
Strategy Plan 158(iv)  
Recycling Conference - Thursday 22nd February 1990 158(v)  
Arrangements for Recycling Waste Materials 167,372,453,630  
Use of Recycled Materials Throughout the Council 631

## Rents

Housing Rents 1990/91 14,681  
Audit Commission - Survey of Local Authority  
Housing Rent Arrears 163  
Bailiff Services - Rent Arrears Recovery 169  
Rental Deposits Bill 528

## Rights of Way

Traffic Order - White Hart Lane, Hawkwell (Unadopted Section) 412  
Public Rights of Way - Upgrading of Footpaths to Bridleways 575  
Grant of Right of Way for 59A to D The Drive, Rochford 633

## Roach Valley Conservation Zone Group of Representatives

Minutes 100,206  
Outline Application to Construct Golf Course with Clubhouse Facilities and New Access Road - Gusted Hall, Gusted Hall Lane, Hawkwell 206  
Roach Valley Conservation Zone Group of Representatives - Request from Southend-on-Sea Borough Council 321  
Proposed Application for Restoration by Landfilling with Domestic, Commercial and Industrial Waste, Together with Export of Clay, on Site at Creeksea Ferry Road, Canewdon 584

cont/d



### Rochford District Local Plan

Strategy for Review of the Local Plan	101(6-9), 205(i) (6-10)
Revised Housing Strategy: Essex County Structure	
Plan First Alteration	205(i) (2)
Draft Planning Policy Guidance Notes	205(i) (3&4)
Future Development - Etheldore Avenue/Wood	
Avenue, Hockley	205(ii) (13)
Public Utilities, Health and Social Services	205(ii) (15)
Rebuild or Extension of Existing Dwellings	
in the Metropolitan Green Belt	205(ii) (16), 664(15)
Conversion of Redundant Farm Buildings	205(iii) (6)
The Rochford Estuaries and Coastlines	414(1)
Review of the Local Plan	583(i) (1-25)
Identification of Additional Land for	
Employment/Business with Particular Reference	
to Land West of Aviation Way	583(i) (26&27), 664(16&17)
Identification of Additional Public Open	
Spaces - West Hawkwell	583(i) (28&29)
Identification of Additional Public Open	
Spaces - West Hawkwell	583(i) (30), 583(ii) (3&4)
Review of the Location, Amount and Phasing	
of New Residential Development	583(ii) (1&2)
Evaluation of Suggestions by the R.S.P.B. for	
Inclusion in the Local Plan	583(ii) (5)
Identification of Properties in Hall Road,	
Rochford and High Road, Hockley for Inclusion	
in Policy GB2	583(ii) (6&7)
Golf Courses - Review of Policy LT7	583(ii) (8), 664(18)
Provision of Low Cost and Social Housing in	
Urban and Rural Areas	583(ii) (9)
Removal of Permitted Development Rights	583(ii) (10-12)
New Warehouse, Rankin Flour Mills, Mill Lane,	
Rochford	583(ii) (13)
Master Plan for Southend Airport	583(ii) (14)
Review of Local Plan: Chapter 10 - Public	
Utilities, Health and Social Services	664(19-24)
Updating the District Plan	664(25)

### Rochford Hospital

Display of Banner	455, 481, 548
Future Use	13, 126, 270, 342

### Rochford News

Press and Public Relations - Rochford News	433
Alternative Means of Communication	602, 687

### Rochford Sports Council

Rochford Sports Council	653, 706
-------------------------	----------

## Satellite Television

Permitted Development Rights for Satellite Television  
Antennae: Department of the Environment Consultation  
Paper 473

## Schedule of Development Applications and Recommendations

Schedule of Development Applications and Recommendations 706

## Section 106 Agreements

(Formerly Section 52 Agreements)

Mill Lodge, High Street, Great Wakering 390

## Seminars

"Working Together Towards Health for all by the  
Year 2000" 149  
Seminar 14th February 1990 - Workshop for Members 213

## Sewers

Section 16 Main Sewerage Provision - Ashingdon Park  
Estate 401  
Discharge of Treated Sewage Effluent - Statutory  
Consultation 565

## Social Services

Charges for Home Help Service 520

## South East Essex Business Enterprise Agency Ltd. (SEEBEA)

South East Essex Business Enterprise  
Agency Ltd. (SEEBEA) 217

## South East Essex Traffic Study

South East Essex Traffic Study 100(2), 310, 566

## Southend Airport

Master Plan for Southend Airport 196(B), 240, 319, 361

## Southend Health Authority

Consultation Document 148, 211, 240, 345, 440, 506  
Application by Southend Health Authority to  
Develop an NHS Self-Governing Trust 541  
Appointment of Consultants 689  
cont/d

## Southend Hospital

Centralisation of Acute Services at Southend Hospital 621

### Staff - Administration, Professional, Technical and Clerical

Mrs. J. Attridge	17,40
Mr. B. Payne (former Assistant Director of Finance)	467
Mr. B. Watmough	561
Mr. A.G. Cooke	731

### Staff - General

Staff Award Scheme	110(B), 239
Authorisation of Prosecuting Officers	125
Departmental Staffing Matters	212(B) (1-3)
Central Services	601(C) (1)
Committee Structure	601(C) (2)
Authorisation of Prosecuting Officers	688

### Standing Orders

Standing Order 18	343
Standing Order 21.2	430
New Standing Orders	
Supply of Information to Members	441(a)
Attendance by Officers at Group Meetings to give Advice	441(b)
Standing Order 18	441(c)
Revision of Standing Orders	437, 494, 514

### Statistics

Development Control Statistics, July to September 1989	235
Development Control Statistics: Planning Applications	461, 595

### Street Lighting

Street Lighting	93
-----------------	----

### Street Naming and Numbering

Naming of Streets - Development rear of 46 Deepdene Avenue, Rayleigh	99
Downhall Park, Rayleigh - Phase II	318
Development Between 29 and 33 Rawreth Lane, Rayleigh	577
Naming of Streets - Development at Site of Matchbox Factory, West of Ashingdon Road, Rochford	662

cont/d

Subscriptions

1990/91

19

Subscription to Eastern Orchestral Board

502

Sunday Trading

Sunday Trading

129,449

Surplus Equipment

Disposal of

695

## Taxis

Shared Taxi Service 311

## Teach-In

Members' Teach-In on the ADC 19,214

## Television Licences

Concessionary TV Licences in Sheltered Schemes 272

## Tenants

Services to Tenants 626

Published Performance Indicators for Local  
Authority Tenants 629

## Tender Documents

Sale of 114,141

## Town and Country Planning

Plot 3, 54 Folly Lane, Hockley - ROC/754/85/3 -  
Details of Proposed House and Garage - Minor  
Amendments to Siting and Design of Dwelling 263

17 Brook Close, Rochford - Proposed Amendments to  
Car Parking Layout and Roof Design from Scheme  
Approved on 1st August 1989 (Planning Application  
ROC/279/89) 470(ii)

Town and Country Planning Legislation -  
Consolidation 471

Little Wheatleys Farmhouse, Little Wheatleys Chase,  
Rayleigh - LB/0420/90/ROC 478

The Flat, Trenders Hall, Trenders Avenue, Rayleigh 512

F/0732/90/ROC - The Kebab Hut, 26 High Street,  
Rayleigh 720(i)

OL/0745/90/ROC - Adj. 8 Malyons Lane, Hullbridge 720(ii)

## Town and Country Planning - Contraventions

Unauthorised Conversion and Change of Use of a Barn  
to a Butcher's Shop at Burtons Farm,  
Barling Road, Barling 2

Land Adjacent to Long Ridings, Greensward Lane,  
Hockley 45

Change of Use and Conversion of a Barn and Stables  
into Light Industrial Use and Retail Shop at  
Lower Barn Farm, London Road, Rayleigh 46

Unauthorised Use of Agricultural Building and Land  
for the Commercial Storage of Pallets at Land  
off Watery Lane, Hullbridge 175

cont/d

## Town and Country Planning - Contraventions cont/d

Unauthorised Construction of a Timber Chalet at "Cobble Trees", Magnolia Road, Hawkwell	176
Unauthorised Erection of Two Steel-Framed Buildings on Land at the Rear of "The Beeches", Western Road, Rayleigh	178
Unauthorised Erection of a Barn and Formation of Car Parking Area and Layout of an Access to Land Adjacent to the Junction of the Rayleigh Spur Road and the A130	179
Unauthorised Installation of a T.V. Satellite Antenna at the Crown Public House, Crown Hill, Rayleigh	236
Unauthorised Uses of Land at Lynwood Nurseries, Arterial Road, Rayleigh	264
Unauthorised Change of Use of Land from Agricultural to Residential Purposes and Siting of Two Caravans, Shed, Construction of an Access Road at Land Opposite Pengelly, McCalmont Drive, Rayleigh	355
Unauthorised Erection of Two Conservatories at Rochdale, Lower Road, Hockley	356
Unauthorised Car Sales on Land Adjacent to 1 Broad Parade, Hockley and Fronting Greensward Lane Adjacent to No. 48	395
Unauthorised Parking of Cars at Flemings Farm, Flemings Farm Road, Rochford	396
Unauthorised Development - Rayleigh Park Estate, Rawreth/Rayleigh and Hockley Garden Estate, Hullbridge	460,472,641,645
Failure to Comply with Condition 3 of ROC/254/89 which Requires the Installation of Obscure Glazing to the rear First Floor Window at 2 Newstead Road, Great Wakering, Essex	475
Failure to Comply with Conditions 4 and 5 of ROC/665/85 which Requires the Erection of a Wall and Close-Boarded Fence at 61 Kimberley Road, Little Wakering, Essex	476
Land Opposite Raymonds Farm, Creeksea Ferry Road, Canewdon	509
Unauthorised Development at Rawreth Industrial Estate, Rayleigh	590
Unauthorised Scaffolding Business at Reeves Timber Yard, 5 Weir Pond Road, Rochford	591
Unauthorised Development - 89 Warwick Road, Rayleigh	716
Unauthorised Development at 8 Plumberow Mount Avenue, Hockley, Essex	719

## Transport

Transport Policies and Programmes (TPP17) and Public Transport Plan (PTP13) 1991/92 Submissions - Consultation Drafts	199,240
---	---------

## Tree Planting

Sponsorship of Tree Planting on Highway Verges to Discourage Indiscriminate Parking	652
---	-----

Unfit Houses

Housing Act 1985 - Section 264: Unfit House and  
Caravan, "White Lodge" and Caravan Adjacent  
Beke Hall Chase North, Rayleigh 160,168,271,369,636  
Local Government and Housing Act 1989 -  
Unfit Housing, Etc. 164

Vehicles, Plant and Equipment

Central Filing Index System

606

Virements

Virements 1989/90

115



Walfords Farm, Hullbridge Road, Rayleigh

Walfords Farm, Hullbridge Road, Rayleigh	266,361
Review of Planning Conditions - Walfords Farm, Hullbridge Road, Rayleigh (Planning Application CU/0369/90/ROC)	715

Waste Disposal

Licences - Statutory Consultations

Cottis & Sons (Transport) Limited, Purdeys Farm, Purdeys Way, Rochford	62(i)
Aceland Limited, Unit 13, Rawreth Industrial Estate, Rayleigh	62(ii)
Cartaway CPC, Rawreth Industrial Estate, Rayleigh	153(i)
Ropers Farm, Barling	153(ii)
Waste Disposal Licence - Statutory Consultation	275

Water Act 1989

Drinking Water	151
----------------	-----

Weekly List System

Determination of Planning Applications	28,353
Referrals to Planning Services Committee	593

Woodland

South East Essex Woodland Education Pack	100(1)
Management of Council Owned Woodland and Trees - A Five Year Programme	380
Directorate of Development - Review of Woodlands and Amenities Unit	701

Write-offs

Sundry Debtor Accounts	20,424
------------------------	--------

Y.T.S.

Rochford Youth Training Scheme

12



**Rochford District  
Council**

# **ROCHFORD DISTRICT COUNCIL MINUTES**

**1990**

**November (Part 1)**

## ROCHFORD DISTRICT COUNCIL

### Minutes of the Council

At a Meeting held on 6th November 1990. Present: Councillors B.A. Crick (Chairman), R S. Allen, R.A. Amner, 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. A.R. Hutchings, 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, R.E. Vingoe, Mrs L. Walker, P.F.A. Webster, D.A Weir and D.C. Wood.

Apologies: Councillors Mrs. V.J. Arnold, Mrs M Hunnable and Mrs M.W. Stevenson.

#### 609 MINUTES

Resolved that the Minutes of the Meeting of 2nd October 1990 be approved as a correct record and signed by the Chairman

#### 610 CHAIRMAN'S ANNOUNCEMENTS

The Chairman said he had undertaken a number of engagements recently, details of which had been advised to Members but there were several events that he wished to highlight. He had attended the Careers Convention held at Park School which had attracted a high level of participation by both pupils and prospective employers and demonstrated the wide range of opportunities available to school-leavers. Maldon District Council had held a Civic Reception where he had met several other Chairmen of local authorities. He had been invited to a luncheon at TVS Studios where he had been most impressed by the work undertaken by this local television station and hoped that their franchise would be renewed. Finally he had visited the twin town of Haltern which had been an extremely busy but well hosted occasion and had provided an insight also into the changes currently taking place in Europe.

#### 611 COMMITTEE MINUTES

Resolved (1) that the Minutes of Committee be received and the recommendations contained therein as amended be adopted.

(2) that the Common Seal of the Council be affixed to any documents necessary to give effect to decisions taken or approved by Council in these Minutes.

<u>Committee</u>	<u>Date</u>	<u>Minute Nos</u>
Health & Housing Services	4th & 8th October 1990	518 - 541

#### Minute 531: Housing Strategy

NOTE: The first recommendation under this Minute was cross-referenced with Minute 600 of the Policy & Resources Committee (2159)

Leisure Services	9th October 1990	542 - 561
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001538

## Council

### Minute 554: The Year of Sport 1991 - Regional Torch Relay

In moving this Minute for adoption the Chairman of the Committee asked Members to note that the date on which the Torch Relay would pass through the Rochford District should be shown as 13th April 1991. (131)

### Minute 559: Review of the Leisure Contract

NOTE: Councillor D.C. Wood declared a non-pecuniary interest in this item by virtue of being of pensionable age but remained in the Meeting and participated in the discussion and voting thereon.

In response to a question from a Member the Chairman of the Committee clarified that the Minute reflected the intention of including in the discussions with CIRCA Leisure on future arrangements the possibility of extending the leisure bus facility so as to provide for elderly persons. (131)

Development Services

16th October 1990

562 - 587

### Minute 564: National Rivers Authority

NOTE: Councillor T Fawell declared a non-pecuniary interest in this item by virtue of location of residence but remained in the Meeting and participated in the discussion and voting thereon

In adopting this Minute Council were mindful that the action envisaged was designed specifically to safeguard vulnerable land against existing high tide levels and accepted that further regard should be paid in the future to the possible consequence of global warming. They concurred with the suggestion of the Chairman of the Committee that the NRA should be invited to attend a future Meeting to enable progress to be monitored and the need for further measures to be considered

Resolved that arrangements be made accordingly (204)(HES, SEC)

### Minute 578: Review of the Corporate Plan and Budget Strategy

On moving this Minute for adoption the Chairman of the Committee asked Members to note that sub-paragraph (i) of the fifth recommendation dealing with Corporate Priority G.2(a) was cross-referenced with Minute 600 of the Policy & Resources Committee. (2159)

### Minute 580: Extension to Back Lane Car Park

Some Members suggested that approval for this scheme should be withheld on the basis that Back Lane Car Park was filled to capacity only on market days, that it was complemented by parking facilities at the railway station and in the Market Square and that it was necessary to effect economies in the current financial climate.

Other Members supported the scheme as being necessary to attract shoppers to the town centre and to provide for the future by anticipating growth in car park use. Whilst accepting the need to prioritise spending they were not prepared to oppose an improvement which had long been foreseen, particularly when no more worthwhile scheme had been advocated as an alternative.

001539

## Council

On a requisition pursuant to Standing Order 14 voting on the recommendation was recorded as follows -

For the recommendation (23) Councillors R S Allen, R A. Amner, C.K. Bellman, Mrs. J A. Christie, Mrs P. Cook, Mrs J. Fawell, T. Fawell, D.F. Flack, J.A Gibson, Mrs. V. Grigg, Mrs. E M Hart, A.J Harvey, Mrs. A.R. Hutchings, Miss B.G.J. Lovett, Mrs. E Marlow, C R Morgan, R.A Pearson, J M Roden, R.E. Vingoe, Mrs. L Walker, P.F.A. Webster, D A Weir and D C Wood.

Against the recommendation (13) Councillors P A Beckers, C.I Black, R H Boyd, B A Crick, Mrs H L.A. Glynn, M.J. Handford, N Harris, D.R. Helson, Mrs. J Helson, S N. Jarvis, Mrs. S J. Lemon, S.A. Skinner and A. Stephens.

The recommendation was declared CARRIED and Minute 580 was adopted accordingly

### Minute 581(ii) · Conversion of former Council Properties into Self-contained Flats - 27 Middlemead, Rochford

Arising out of concern expressed by a Member about the unsuitability of the above conversion, it was

Resolved that the matter be referred back to the Development Services Committee for further consideration. (12274)(SEC)

Planning Services	18th October 1990	588 - 596
Policy & Resources	23rd October 1990	597 - 608

### Minute 602: Review of Corporate Plan and Budget Strategy 1991/92

In moving adoption of this Minute the Chairman referred to recommendation (7) which provided for further consideration to be given to the proposed amendment to Corporation Priority P.3 in the light of a revision thereof by the Liberal Democrat Group. At his suggestion the Council accordingly accepted the following revised amendment to Corporate Priority P.3:

"To liaise with the Education Service to encourage the provision of new school facilities to cope with additional residential development, to seek the best possible educational service within the Rochford District, and to ascertain what plans exist to take account of falling school rolls."

Resolved That Minute 602 be adopted subject to the foregoing amendment (2159)(COG)

Council

612 NOTICES OF MOTION RECEIVED PURSUANT TO STANDING ORDER 5

(i) Parking outside Peak Hours

The following Motion was moved by Councillor P F A Webster and seconded by Councillor Miss B.G.J. Lovett

"That the Policy & Resources Committee give consideration to a scheme designed specifically to favour shoppers' car parking outside the peak hours."

(ii) Parking Amnesty at Christmas

The following Motion was moved by Councillor Miss B.G.J Lovett and seconded by Councillor P F.A. Webster:

"That, in order to encourage shoppers to patronise the tradespeople in our own District, this Council agree to waive car parking charges after 10.00 a.m. on one of the less busy days in the two weeks preceding Christmas. Proposed dates are -

for Rochford and Hockley - Thursday, 13th and 20th December  
for Rayleigh - Tuesday, 11th and 18th December

and that, in view of the date of the next Council Meeting, and with the Chairman's permission, discussion and a decision take place at this Meeting "

Because the latter Motion had resource implications the Chairman could not accede to the request for the matter to be dealt with at this Meeting noting that if necessary authority could be exercised by the Chief Executive & Director of Finance under Standing Order 18 to implement a later decision and it was

Resolved that the foregoing Motions stand referred to the Policy & Resources Committee (902)(SEC)

CHAIRMAN



DATE

11.12.90

001541

ROCHFORD DISTRICT COUNCIL

Minutes of the Health & Housing Services Committee

At a Meeting held on 13th November 1990 Present: Councillors Mrs. S.J. Lemon (Chairman), Mrs V.J Arnold, P.A Beckers, Mrs J.A Christie, Mrs. P Cooke, B.A Crick, D.F. Flack, Mrs V Grigg, N. Harris, Mrs E.M. Hart, Mrs J. Helson, Mrs. A.R. Hutchings, R.A Pearson, J.M. Roden, S.A Skinner, Mrs M.W Stevenson, and R.E. Vingoe.

Apologies: Councillor Mrs. J Fawell

Visiting: Councillors G.I Black, P F A Webster and D A. Weir

613 MINUTES

Resolved that the Minutes of the Meeting of 4th and 8th October 1990 be approved as a correct record and signed by the Chairman.

614 MONITORING OF PERFORMANCE - MEETINGS OF 20TH MARCH AND 21ST JUNE 1990

The Committee were satisfied that all necessary action had been taken Minute 366/90(HES) was carried forward

615 FOOD SAFETY ACT 1990

The Committee considered the appended report of the Head of Environmental Services on the requirements of the Food Safety Act 1990. The Head of Environmental Services answered questions from Members regarding the availability and dissemination of advance information, the status of mobile shops which it was noted were subject to separate controls, whether any income would derive to the Council from courses and the need to keep resource implications under review. The Committee accepted that certain new delegated authorities should be provided to enable effective day-to-day enforcement.

RECOMMENDED (1) That arrangements be made to implement the Food Safety Act 1990

(2) That the holders of the posts detailed in Appendices 1 to 3 of the report be appointed as authorised Officers for the purpose of Section 5 of the Food Safety Act 1990

(3) That authority be delegated to the Head of Environmental Services to act on behalf of the Council in respect of those matters detailed in Appendix 1 and to other Officers as detailed in Appendices 2 and 3. (720)(HES, SEC)

616 PUBLIC CONVENIENCES (Minute 365/90)

Members had before them the appended report of the Head of Environmental Services on a number of costed policy options for improving the public convenience service. They were mindful that there was a need to take radical action to improve the service to the public but accepted, however, that because of the pressure on the Capital Programme expensive refurbishment schemes could not be supported because they were not capable of realisation within the foreseeable future. The view of the Management Team was that, for a trial period of twelve months, the current level of



## Health & Housing

expenditure on cleaning and minor maintenance should be retained but concentrated on the facilities at Old Ship Lane, Rochford, and Crown Hill, Rayleigh. The remainder would thus be closed having regard to their extremely low level of use and the fact that alternative facilities existed at Hockley, Hullbridge and Great Wakering.

In considering that strategy, however, Members voiced their opposition in principle to the withdrawal of any of the existing facilities. Some Members suggested that if one of the two public conveniences in Rochford were to be closed the choice should be Old Ship Lane rather than Back Lane. Other Members saw a need to combat vandalism and suggested that the Parish Councils concerned be asked if they could assist in that respect although a Member pointed out that the proposed Warden Scheme was intended to act as a deterrent. It was accepted that one means of reducing the risk would be for the toilets to be closed overnight and the Committee asked for the Policy & Resources Committee to be advised of the additional cost involved. Reference was also made to the Council's consideration in 1987 of the option of Supaloos but it was recalled that it had been decided at the time to take no further action because of the cost involved.

In the light of the debate the Committee felt unable to accept the recommendations of the Management Team but opted instead for the compromise suggestion of a Member that all of the existing public toilet facilities should remain available, that access to the toilet at King George's Playing Field should be provided through the pavilion, and that the existing frequency of cleaning should be maintained with the exception of Old Ship Lane, Rochford and Crown Hill, Rayleigh, where cleaning should be increased to three times the existing level.

P RECOMMENDED (1) That the foregoing strategy be adopted and that a further report be made to the Policy & Resources Committee in this cycle on the additional cost of increased cleaning and of locking and unlocking.

(2) That provision of £5,000 be made in the draft 1991/92 Capital Programme for work to the public convenience at King George's Playing Field. (733)(HES)

### 617. RAYLEIGH AND HALL ROAD CEMETERIES - ENHANCEMENT

The Secretary to the Council reported on the purpose of the provision within the current revenue estimates for the repair of existing seats and supply of new seating at both cemeteries, for bulb and tree planting at both sites and for the removal of surplus soil. Members noted that further provision needed to be made for watering the new trees, to provide planting in the new Church of England section at Hall Road and also to supplement the planting in existing areas as well as for the removal of surplus soil. The Committee accepted that the current year's provision of £1,500 should be included again in the 1991/92 draft revenue estimates for that purpose.

RECOMMENDED That provision be made accordingly in the draft revenue estimates for 1991/92 for the enhancement of the Council's cemeteries (6134,7806)(SEC,ACE)

Health & Housing

618. HALL ROAD CEMETERY, EXTENDED CHURCH OF ENGLAND SECTION

(i) Roadway

The Secretary to the Council reported that the roadway within the cemetery serving the Church of England section needed to be extended next year to enable further burials to take place. A scheme had been prepared by the Head of Environmental Services estimated to cost £15,000 including provision for water taps in the new area

RECOMMENDED That provision of £15,000 be made in the draft estimates for 1991/92 for the extension of the roadway within Hall Road Cemetery. (7802)(SEC,HES)

(ii) Layout of Graves

The Secretary to the Council reported that the practice within the existing areas of the cemetery for the rows of graves to be arranged head to head had given rise to irregularly spaced headstones which detracted from the neat and orderly appearance of the lawn cemetery and caused difficulties in maintenance. It was proposed in the new Church of England section that rows of graves should be arranged so that all headstones faced in the same direction

RECOMMENDED That the foregoing proposal for laying out the new Church of England section at Hall Road Cemetery be adopted (7806)(SEC)

619 CHLOROFLUOROCARBONS (CFC's)(Minute 60/90)

The Head of Environmental Services reported on the potential for the Council to take action to reduce the possibility of release of CFC's in three main areas where materials containing CFC's had been used by the Council, namely air conditioning plant, building materials and aerosols.

RECOMMENDED (1) That the policy for specifying CFC-free materials wherever practicable be continued

(2) That where CFC-containing materials or plant in Council-owned buildings require replacement, the CFC will, if possible, be recovered.

(3) That the use of aerosols containing propellant gases be discontinued and where this is not practicable, only CFC-free aerosols be used (705)(HES)

620. ENVIRONMENTAL HEALTH SERVICES ANNUAL REPORT 1989/90

The Head of Environmental Services presented his report on the work of the Environmental Health Section in 1989/90 and was congratulated by the Committee on its production. Members asked that if it were to be made available to other organisations a charge should be made in that respect.

RECOMMENDED That arrangements be made accordingly. (11719)(HES)

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## Health & Housing

### 621. CENTRALISATION OF ACUTE SERVICES AT SOUTHEND HOSPITAL

NOTE: Councillor D.F. Flack declared a non-pecuniary interest in this item by virtue of chairmanship of the Community Health Council and the Rochford Hospital Action Committee but remained in the Meeting and participated in the discussion thereon

The Committee had before them notes produced by the Head of Environmental Services on the joint meeting with the Southend Health Authority on 19th October 1990. One of the Members who had participated in the Meeting advised the Committee that the proposal was to relocate the Acute Services at Southend, retaining the Geriatric and Psychiatric Units at Rochford, in consequence of which a significant proportion of the hospital site would be released. Those present had asked that further periodic meetings should be arranged. The Committee accepted that the Council had an on-going interest in the future of the site and a proper concern to ensure that the funds thereby generated were used for the provision of alternative facilities. (26609)

### 622 UPGRADING OF SHELTERED HOUSING BEDSITTERS (Minute 270/90)

In accordance with Corporate Priority A4 the Committee considered the appended report of the Chief Housing Manager on the feasibility of upgrading the stock of sheltered housing bedsitting rooms to one-bedroom flats and noted that the number shown should be reduced to 176 by the deletion of the two properties in Crown Hill, Rayleigh

RECOMMENDED (1) That the standard for sheltered dwellings be adopted and steps be taken to ensure all sheltered dwellings meet this standard.

(2) That the programme of sheltered schemes be approved

(3) That arrangements be made as far as possible to be sympathetic to tenants' wishes

(4) That £75,000 be included in the Capital Programme for 1991/92 to fund these works.

(5) That the Chief Housing Manager be authorised to pay the Community Charge for vacant dwellings after thirteen weeks where no major works are undertaken (225)(CHM,T)

### 623. GRANTS FOR INTERNAL DECORATION

The Head of Environmental Services reported on a request from the Tenants' Associations for the Council to consider introducing a grant for elderly tenants as an alternative to the current policy of decorating one room per year upon the written request of tenants of designated aged persons' flats and bungalows.

Members were mindful of the reasons for the existing arrangements which were attractive to a significant number of tenants and saw little advantage in providing an alternative scheme which could require additional administration

RECOMMENDED That no further action be taken in respect of a grant scheme for the internal decoration of aged persons' designated properties (331)(HES)

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## Health & Housing

### 624. ANNUAL PROGRAMME OF PRE-PAINTING REPAIRS AND DECORATION OF COUNCIL DWELLINGS 1991/92 (Minute 506/89)

The Head of Environmental Services reported the following programme of pre-painting repairs and decoration of Council dwellings to be carried out in 1991/92.

#### Rochford Area (165 Units plus 51 Garages)

Cagefield Road, Harrogate Drive, Leicester Avenue, Pulpits Close, King Henry's Drive, Queen Elizabeth's Chase, Rocheway, Southend Road, Sutton Court Drive, Sutton Road, Rochford Garden Way (part), The Drive, Weir Pond Road, West Street

#### Wakering and Barling (154 Properties plus 38 Garages)

Brougham Close, Church Road, Coronation Close, Glebe Close, High Street, Morrins Close, Mucking Hall Road, New Road, Old Hall Court, St Johns Road, Seaview Drive, Shoebury Road

#### Rochford and Wakering (138 Units plus 44 Garages)

Doggetts Close, Evergreens, Kimberley Road, Mercer Avenue, Olivers Crescent, Orchard Close, Rodwells, Twyford Avenue

#### Sheltered Schemes (63 Units plus 1 Garage)

Bellhouse, Goodmans

RECOMMENDED That the 1991/92 annual programme of pre-painting repairs and external decorations be divided as set out above (331)(HES)

### 625. BUILDING REPAIRS AND IMPROVEMENTS SERVICE - PERFORMANCE STATISTICS 1989/90

The Committee received the report of the Head of Environmental Services on the performance of the building repairs and improvements service in 1989/90

RECOMMENDED That the report be noted (14157)

### 626 SERVICES TO TENANTS

The Head of Environmental Services reported that occasionally Council tenants mislaid or lost their keys and asked for assistance in gaining forced entry into their property, following which they would be recharged the actual cost. Members considered it appropriate to standardise the charge for this discretionary service to reflect the costs incurred, noting that the service was not normally required in AP schemes where the warden had a master key and could offer immediate help. A Member suggested that it could be cheaper for the tenant to employ a private locksmith and that it would be beneficial if the Council could identify competitive alternatives.

RECOMMENDED That a charge of £25 plus materials and VAT be introduced for the service of gaining forced entry into a Council property at the request of the tenant and that tenants be advised of suitable commercial alternatives (8085)(HES)

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Health & Housing

627 CHARGING FOR SERVICES

The Committee considered the appended joint report of the Treasurer and Chief Housing Manager regarding the arrangement for making charges for communal services in sheltered accommodation and the hostels used for the homeless.

RECOMMENDED That the Council adopt the principle of charging services directly to tenants and phasing revised arrangements over the next two financial years. (225)(T,CHM)

628 PERFORMANCE INDICATORS (Minute 527/90)

Members had before them the report of the Chief Housing Manager for the period 1st April to 19th October 1990 and in noting details of the void rate and rent collection and arrears saw the consistency of this Council's record in these matters as commendable

629 PUBLISHED PERFORMANCE INDICATORS FOR LOCAL AUTHORITY TENANTS (Minute 581/89)

The Committee considered the appended report of the Chief Housing Manager regarding the Government's Determination of its intention to require authorities to publish an annual report, which it was clarified had to be circulated to all tenants. Members expressed concern that the cost of this additional requirement should be kept to a minimum and the Committee accepted that the recommendation should be amended accordingly.

RECOMMENDED (1) That the changes in the Performance Indicators listed in the appendix be approved

(2) That provision be made within the estimates for 1991/92 to meet the cost of publishing an annual report as required by Circular 19/90 at minimum cost (225)(CHM,T)

630 RECYCLING (Minute 372(2)/90)

The Committee considered the report of the Assistant Chief Executive on the result of investigations into the potential of recycling schemes within the District.

RECOMMENDED (1) That the Officers be authorised to commence negotiations for the introduction of a new self-financing scheme to collect glass and cans with a view to discontinuing the present glass collection arrangements.

(2) That discussions be continued with Gateway Supermarkets on the possibility of their initiative being introduced within the District and a further report be made thereon in due course. (1646)(ACE)

631. USE OF RE-CYCLED MATERIALS THROUGHOUT THE COUNCIL (Minutes 158(iii) and 372(vi)/90)

The Assistant Chief Executive reported on the action being taken to identify and promote the use of suitable recycled products, particularly paper and stationery, throughout the Council

Health & Housing

632. ENVIRONMENTAL PROTECTION BILL: DRAFT CODE OF PRACTICE ON LITTER  
(Minute 279/90)

The Committee considered the appended report of the Assistant Chief Executive regarding the application of the above code to the Rochford District in terms of the various zonings and standards of cleansing and the implications in terms of current specification levels, working practices and finance. A Member referred to the need to liaise with those Parish Councils and other organisations which were currently involved in assisting the Council in litter clearance and was assured that this aspect would be covered.

RECOMMENDED (1) That approval be given to the proposed categories zonings 1-7 as set out in appendix 3 of the report in accordance with the requirements of the Department of the Environment's Code of Practice on Litter.

(2) That the Officers be authorised to commence negotiations with the Council's street cleansing contractors, Tylers Environmental Services, for amendments to the specification documents to take account of the requirements of the Code of Practice as set out in appendix 3 of the report and report further thereon in due course

(3) That suitable provision be made in the draft estimates for 1991/92. (2121)(ACE,T)

633. GRANT OF RIGHT OF WAY FOR 59A TO D THE DRIVE, ROCHFORD

The Secretary to the Council reported on a request from the owner of 59A to D, The Drive, Rochford, for a formal pedestrian and vehicular right of way to the parking areas for these new flats which would involve part of the access to the flats numbered 1-7 inclusive, The Boulevard, Rochford, so as to enable him to comply with one of the conditions in the planning permission ROC/675/88. The owner would pay for the easement and the Council's costs and disbursements in connection with the preparation and completion of the Deed of Grant of right of way.

RECOMMENDED That the Secretary to the Council be authorised to complete a formal Deed of Grant of right of way to the owner of number 59A to D The Drive, on the foregoing terms and conditions and on such other terms and conditions as the Secretary thinks fit (2846)(SEC)

634. CODE OF PRACTICE ON LITTER; CONTRACTUAL IMPLICATIONS AND ESTIMATED  
ADDITIONAL COSTS (Minute 632/90)

Following on the Committee's earlier consideration of the concurrent report on the Environmental Protection Bill, the Assistant Chief Executive reported in confidence on the contractual implications and estimated additional costs of this new legislative requirement. (2121)

635. CLEAN AIR ACT 1956 - SECTION 16 - SMOKE NUISANCE AT "THE GABLES", RADNOR  
ROAD, ASHINGTON

The Head of Environmental Services reported in confidence that arising out of his investigations into the burning of manure at the above address, he was of the opinion that a statutory nuisance had arisen and was likely to occur again

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## Health & Housing

The Committee accepted that the Council should apply to the Magistrates Court under the provisions of Section 16 of the Clean Air Act 1956 for an Order prohibiting a recurrence of the nuisance and requiring the person responsible for the nuisance to execute works to prevent its recurrence. They also accepted that since the Head of Environmental Services had delegated authority to serve notices in respect of nuisances generally it would be appropriate to delegate corresponding authority to the Secretary to the Council to make application to the Courts in this respect on advice from the Head of Environmental Services

Resolved (1) that the Secretary to the Council be authorised to make an application on complaint to the Rochford Magistrates Court for an order pursuant to Section 16 of the Clean Air Act 1956 in relation to the statutory nuisance at "The Gables", Radnor Road, Ashington.

(2) that authority be delegated to the Secretary to the Council acting on advice from the Head of Environmental Services to make application to the Courts for an order to prohibit nuisance in those cases where the Head of Environmental Services has delegated authority to serve notices in that respect (8611)(SEC)

### 636 UNFIT HOUSE AND CARAVAN, "WHITE LODGE", AND CARAVAN ADJACENT, BEKE HALL CHASE NORTH, RAYLEIGH (Minute 91/90)

The Head of Environmental Services reminded Members that following earlier consideration by this Committee, demolition orders had been placed on these unfit properties on 20th August 1990 with a six month period of enforcement. Having considered the request of the solicitor acting for the elderly owner, pursuant to Section 275 of the Housing Act 1985 it was

Resolved (1) That the Demolition Order in respect of "White Lodge", Beke Hall Chase North, Rayleigh, be determined and a Closing Order made, permitting the use of the premises for storage of personal effects and furniture belonging to the owner

(2) That the application for determination in respect of the caravan adjacent "White Lodge" be refused (18537)(SEC,HES)

### 637 CONTRACT NUMBER 1541 - DOMESTIC BOILER REPLACEMENT

The Secretary to the Council reported in confidence that four tenders had been received and all included a contingency sum of £1,000

RECOMMENDED That the lowest tender submitted by R.G Francis in the sum of £29,404.45 be accepted subject to contract (CON 1541)(SEC)

NOTE The Chief Executive & Director of Finance exercised his authority under Standing Order 18 to allow immediate acceptance of the lowest tender.

### 638 FOOD HYGIENE (GENERAL) REGULATIONS 1970 - PROSECUTION

The Head of Environmental Services reported in confidence that an inspection of a food business on 1st November 1990 had revealed a number of contraventions of the Food Hygiene (General) Regulations 1970 notwithstanding previous inspections and written warnings

Resolved that the Secretary to the Council be authorised to institute legal proceedings against the operator of this food business under the provisions of the Food Hygiene (General) Regulations 1970 (14402)(SEC)

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ROCHFORD DISTRICT COUNCIL

HEALTH & HOUSING SERVICES COMMITTEE - 13TH NOVEMBER 1990

REPORT OF THE HEAD OF ENVIRONMENTAL SERVICES

FOOD SAFETY ACT 1990

1 Background

This Act results from a Government review of food legislation and largely replaces and consolidates existing statutes. It provides enabling powers for the introduction of secondary legislation to cover the detail of a broad range of food safety issues and makes possible a quick response to emergencies or changes in food technology. There is power to make regulations necessary to meet European Community obligations. The Council is a "Food Authority" for the purposes of the Act, and has substantial enforcement duties and responsibilities. The main provisions come into force on 1st January 1991.

The Act not only consolidates much existing legislation, but contains many changes and new provisions. New enforcement procedures are introduced and some existing powers revised. Regulations will impose further obligations on food businesses and entail additional enforcement and administrative duties for the Council. New skills will be required by Enforcement Officers.

2 Main Offences under the Act

It will be an offence to sell, advertise for sale, possess or supply for sale for human consumption food which is injurious to health, unfit for human consumption or so contaminated that it would be unreasonable to expect it to be used for human consumption. It will also be an offence to sell food not of the nature, substance or quality demanded by the purchaser.

3 Secondary Legislation

Ministers have been given wide powers to regulate food safety, hygiene and consumer protection. Existing regulations will continue for the time being, but will be progressively strengthened or replaced and new measures will be added.

Controls will include provisions regulating food additives, microbiological standards, food processes and treatment and food hygiene. Important new requirements for the training of food handlers and the registration of most food businesses, including all those of a commercial and permanent nature, are expected to be introduced during 1991, together with amendments to the Food Hygiene Regulations.

4. Enforcement

The existing powers of Enforcement Officers to enter premises and to inspect, detain and seize food are strengthened. Samples may be taken for analysis and records, including those held on computer, may be inspected. Obstruction of an enforcement officer is an offence.

The Act introduces a new provision for the service of Improvement Notices on the proprietor of a food business, where breaches of regulations are



found Improvement Notices will specify the measures required to remedy the breaches and the time allowed for compliance Failure to comply with a notice will be an offence

Where the proprietor of a food business is convicted of an offence against regulations made under the Act, the Court is given powers to prohibit the use of processes, treatment and equipment, or to stop the use of a food premises. The proprietor of a food business may also be prohibited from participating in the day-to-day running of any food business

An Emergency Prohibition Notice may be served by an Authorised Officer where the operation of a food business is so defective that there is an "imminent risk of injury to health" The notice must be confirmed by an Order from the Magistrates Court within 3 days, or the prohibition will cease to be of effect This procedure enables the rapid closure of food businesses but carries the liability to pay compensation to the proprietor of the business for any loss incurred, should the Court refuse to confirm the notice by way of an emergency prohibition order.

Offences carry a maximum penalty on conviction in a Magistrates Court of fines up to £20,000 and six months imprisonment Convictions for more serious offences in the Crown Court carry unlimited fines and up to two years imprisonment.

The Minister will be issuing codes of practice to guide food authorities in their work on matters such as the prioritisation of inspections, sampling and the use of improvement notices It is intended that in this way implementation and enforcement will become consistent across the country

#### 5 The "Due Diligence" Defence

For offences under many provisions of the Act it will be a defence for the accused to provide that all reasonable precautions were taken and all due diligence exercised to avoid the offence occurring.

Establishing the validity of such defence claims will require detailed investigation and a clear understanding of the principles and practice of quality assurance.

#### 6. Training of Food Handlers

Regulations requiring the compulsory training of food handlers are likely to come into effect on 1st July 1991 Details of the requirements are not yet available. It is clear that the training will have to be to an approved standard and that a large number of food handlers in the Rochford District will not have such qualifications. At present there are insufficient training agencies operating locally to meet these needs and the Council will need to consider providing training facilities.

#### 7. Registration of Food Premises

Regulations requiring the registration of food premises are likely to come into effect on 1st April 1991. Details are not yet available The requirement is likely to extend to all food businesses of a commercial and permanent nature.

It is anticipated that all food businesses within each local Authority District will have to be registered within the first year, but the requirement is likely to create a large additional administrative workload at the beginning of the year

#### 8 Delegated Authorities

To enable effective day to day enforcement it is suggested that the delegated authorities detailed in Appendices 1, 2 and 3 are appropriate.

RECOMMENDED (1) That arrangements be made to Implement the Food Safety Act 1990

(2) That the holders of the posts detailed in the Appendices to this report be appointed as authorised Officers for the purpose of Section 5 of the Food Safety Act 1990

(3) That authority be delegated to the Head of Environmental Services to act on behalf of the Council in respect of those matters detailed in Appendix 1, and to other Officers as detailed in Appendices 2 and 3 (720) (HES)

Background Papers Food Safety Act 1990 (SEG/LL)

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POST ES1 - HEAD OF ENVIRONMENTAL SERVICES

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Food Safety Act 1990  
Section

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Duty or Power

11(5)	Service of prohibition order, on Court instructions
11(6), 11(7)	Issue of certificates to cease the effect of prohibition orders
12	Service of emergency prohibition notices and applications for emergency prohibition order. Service of notice of intention to apply for emergency prohibition order. Issue of certificates to cease the effect of emergency prohibition orders.
14	Decision on method of dealing with food complaints and institution of proceedings
23	Provision of food hygiene training and making contributions to others providing training
41	Provision of returns and reports as may be required by the Minister
49(3)(a)	Authentication and signing of documents as proper officer

APPENDIX 2

POSTS ES1 - HEAD OF ENVIRONMENTAL SERVICES  
ES2 - ENVIRONMENTAL HEALTH SERVICES MANAGER  
ES6 - CHIEF ASSISTANT (HEALTH)  
ES4,5 - DIVISIONAL ENVIRONMENTAL HEALTH OFFICERS  
ES7,37 - SENIOR ENVIRONMENTAL HEALTH OFFICERS  
ES3 - ENVIRONMENTAL HEALTH OFFICER

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Food Safety Act 1990  
Section

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Duty or Power

9	Inspection and seizure of food. Service of notice prohibiting use or movement of food and withdrawal of notices
10	Service of improvement notices.
49(3)(b)	Authentication and signing of documents

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APPENDIX 3

POSTS ES1 - HEAD OF ENVIRONMENTAL SERVICES  
ES2 - ENVIRONMENTAL HEALTH SERVICES MANAGER  
ES6 - CHIEF ASSISTANT (HEALTH)  
ES4,5 - DIVISIONAL ENVIRONMENTAL HEALTH OFFICERS  
ES7,37 - SENIOR ENVIRONMENTAL HEALTH OFFICERS  
ES3 - ENVIRONMENTAL HEALTH OFFICER

POSTS ES8 )  
ES9 )  
ES10 ) ENVIRONMENTAL HEALTH ASSISTANTS  
ES11 )  
ES38 )

POSTS ES21 TECHNICIAN  
ES16 STUDENT ENVIRONMENTAL HEALTH OFFICER  
  
ES31 ) TECHNICAL ASSISTANTS  
ES32 )

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Food Safety Act 1990  
Section

Duty or Power

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29 Procurement of food samples  
  
32 Powers of entry, examination, seizure and  
detention of records

001555

ROCHFORD DISTRICT COUNCIL

HEALTH & HOUSING SERVICES COMMITTEE - 13TH NOVEMBER 1990

REPORT OF THE HEAD OF ENVIRONMENTAL SERVICES

PUBLIC CONVENIENCES (Minute 365/90)

1 Introduction

At the Meeting of the Committee on 21st June a report was considered outlining the problems experienced with the public convenience service and identifying a number of options for the future

Members were reluctant to see a reduction in the overall facilities and accepted that there would be a significant cost involved in improving the service This report shows the cost of the various options:-

2 Policy Options

It appears that a number of policy options are worth considering at this stage -

OPTION 1 - Provide less public conveniences in the District, but ensure that those provided are to the highest standard

Suggested:

Major refurbishment schemes at Crown Hill, Rayleigh and Old Ship Lane, Rochford	£ 200,000
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Close King George's Playing Field convenience to the public and make accessible through the pavilion	£ 5,000
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Close all other public conveniences and publicise facilities available in each parish	£ 8,000
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Total	£213,000
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OPTION 2 - Provide one high quality public convenience in both Rayleigh and Rochford town centres. Retain all other public conveniences, improved to a reasonable, vandal resistant standard.

Suggested:

Major refurbishment schemes at Crown Hill, Rayleigh and Old Ship Lane, Rochford	£ 200,000
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Close King George's Playing Field convenience to the public and make accessible through the pavilion	£ 5,000
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Increase cleaning to 3 times the  
existing frequencies

£ 70,000

Total

£ 75,000

Details of the renovation schemes will be on display in the Members' Room.

### 3 Discussion

In recent years a number of initiatives have been introduced into the public convenience service on a trial basis and others have been considered by Members, but not adopted. Despite this, the existing public convenience service is most unsatisfactory and it is essential that radical action is taken to make improvements. When this subject was recently discussed various proposals were put forward. Members will note that options 1, 2 and 3 incorporate these ideas and have been costed. However, they are very expensive and it is most unlikely that these options could be turned into reality, given the pressure on the next year's capital programme. Indeed, even a carefully phased programme spread over a number of years would not be certain.

Given the situation, the Management Team feels most strongly that the only policy option likely to be achievable and which will bring about positive improvements to the public convenience service is Option 4. This option takes into account the extremely low usage of the majority of the conveniences throughout the District, as detailed in the earlier report on this subject. Surveys have shown that alternative facilities do exist for the public in Hockley, Hullbridge and Great Wakering. Members may recollect their own experiences with young children when out shopping - most shopkeepers will generally oblige. Many public houses stay open long hours, some all of the day. Conveniences are usually available at libraries and in other public buildings in all parts of the District.

The Head of Environmental Services suggests that if Members are minded to introduce this policy, in the first instance it should be for a one year trial period. The effects would be most carefully monitored, special note made of reactions from the public and a report brought back to the Committee so that future direction may be assessed. The public conveniences which are closed would need to be made vandal resistant and clear notices affixed explaining the location of the nearest Council owned facilities.

RECOMMENDED (1) That the public conveniences at Hockley Woods, Southend Road, Hockley, High Street, Great Wakering and Pooles Lane Hullbridge, be closed for a twelve month trial period.

(2) That the public convenience at Back Lane, Rochford be demolished.

(3) That provision of £5,000 be made in the draft 1991/92 Capital Programme for works to the public convenience at King George's Playing Field

(4) That the existing cleaning contract be varied to concentrate all activities to the public conveniences at Old Ship Lane, Rochford and Crown Hill, Rayleigh (733) (HES)

Background Papers. None

001558



ROCHFORD DISTRICT COUNCIL

HEALTH AND HOUSING SERVICES COMMITTEE 13TH NOVEMBER 1990

REPORT OF THE CHIEF HOUSING MANAGER

UPGRADING SHELTERED HOUSING BEDSITTERS (Minute 270/90)

Introduction This report is submitted in accordance with Corporate Priority A.4.

"To investigate and report upon the feasibility of upgrading the stock of sheltered housing bedsitting rooms to one bedroom flats." (The Corporate Plan and Minute 270/90 refer).

Background: The Council's record of providing sheltered housing is very good. The earliest schemes were designed and built as innovations to the County. Although design kept pace with new developments, the Council is left with a legacy of well constructed schemes where some tenants are obliged to share bathrooms and where the facilities for the preparation and cooking of food would not be considered adequate by today's standards.

There are 178 bedsitters in the housing stock located as follows

Britton Court	13
Chignal House	13
Crown Hill	2
Frances Cottee Lodge	18
Goodmans	18
Hardwick House	28
The Lavers	24
Pembroke House	22
Romney House	16
Spa Court	24

The problems identified are.

- (1) Applicants are increasingly reluctant to accept bedsitters.
- (2) Tenants are unhappy with the bedsitters and many have requested transfers.
- (3) Void periods are increasing and causing:
  - (a) lost income and
  - (b) possibility of Community Charge Penalty.  
(see below)

Action: To combat this problem the following steps will need to be taken

- (1) A standard for all aged persons housing should be decided upon.
- (2) A programme for schemes to be upgraded should be agreed
- (3) The tenants should be consulted.
- (4) The Capital Programme should be amended to include this project.
- (5) Miscellaneous authorities will need to be agreed.

#### 1. Standard.

Each sheltered dwelling should benefit the following facilities:

- (i) a separate bedroom
- (ii) a separate bathroom/toilet with fixed bath or shower
- (iii) a kitchen where normal meals can be prepared and which can be closed off from the living area.
- (iv) a separate living room

In addition to the above room standards, each dwelling should benefit as at present, central heating, hot and cold water, WC, power points T.V. aerial point and a warden call alarm system.

If Members find this standard to be acceptable it is estimated that it could be achieved in the existing schemes with the loss of about 20 bedsitters, some common bathrooms and some store cupboards. A detailed survey would be necessary to obtain more precise details.

#### 2. Programme of Schemes.

With in excess of 150 conversions to be undertaken, the total project time will be lengthy. Tackling the jobs on a piecemeal basis would increase disruption at schemes and generally be most inefficient. The best way to undertake the works therefore, will be on a planned scheme by scheme basis.

The Chief Housing Manager believes the natural arbiters for which scheme is dealt with first are the tenants and applicants themselves. By studying the trends of refusals the following order or priority has been drafted:

- (i) Goodmans
- (ii) Frances Cottee Lodge
- (iii) Spa Court

- (iv) Pembroke House
- (v) Chignal House
- (vi) Romney House
- (vii) The Lavers
- (viii) Hardwick House
- (ix) Britton Court
- (x) Crown Hill

### 3. Consultation:

Before any works can be undertaken the tenants should be consulted. This consultation will be most efficacious if undertaken scheme by scheme. It would be wrong to raise the hopes of some elderly people who may not benefit from the works for several years.

The basis of the consultation would be to advise tenants of the Council's plans, to seek their co-operation and to respect the wishes of those tenants content to remain as they are. The consultation will be intensive and of necessity will involve a great deal of time. The wardens' role in this process, especially in providing information at all times, will be crucial

### 4. Capital Programme:

There will be no standard design to be used in this programme. All jobs will be unique and will require different solutions. Consequently it will be prudent to reserve a sum of money in the Capital Programme for conversion works. Dependent on Members' agreement the sum should be between £50,000 and £100,000.

### 5. Miscellaneous:

Current policy already enables the Chief Housing Manager to transfer tenants in the interests of good housing management, and to provide assistance as deemed necessary.

The problem of allocating bedsitters however does lead to some new problems. The Community Charge Registration Officer is obliged to charge the landlord of a property double the basic charge for each week a property is kept empty after 13 weeks. This excludes properties undergoing major works. Although it is not anticipated the Council will fall foul of this legislation, the Chief Housing Manager does need to be empowered to meet the charge should it arise and to make suitable estimate provision.

By the very nature of this work it is inevitable that there will be occasions when properties will remain empty for longer periods than is usual for the Council. The Chief Housing Manager does not believe the target for voids should be reviewed at this stage, although the matter will be kept under review.

RECOMMENDED,

1. That the standard for sheltered dwellings be adopted and steps be taken to ensure all sheltered dwellings meet this standard.
2. That the programme of sheltered schemes be approved
3. That arrangements be made as far as possible to be sympathetic to tenants' wishes.
4. That £75,000 be included in the Capital Programme for 1991/92 to fund these works.
5. The Chief Housing Manager be authorised to pay the Community Charge for vacant dwellings after 13 weeks where no major works are undertaken.

Background Papers:

Corporate Plan

ROCHFORD DISTRICT COUNCIL

HEALTH AND HOUSING SERVICES COMMITTEE - 13 NOVEMBER 1990

JOINT REPORT OF THE TREASURER AND CHIEF HOUSING MANAGER

CHARGING FOR SERVICES

Within the Housing Revenue Account there are a number of tenants who receive additional services to other residents. This occurs in sheltered accommodation and some of the flats currently being used to house homeless persons.

The types of additional services provided range from provision of wardens to cleaning of windows and communal washing machines. Current Council policy is to recharge the full cost of wardens, communal lighting and central heating. At present, only the central heating recharge is ineligible for housing benefit relief. Any services not currently charged for are funded by the rent charged to all tenants.

Housing associations take a completely different view, in that all additional services, down to administrative charges and depreciation, are charged directly to those tenants in receipt of those services. Tenants in general rented accommodation, therefore, bear no burden of these additional services.

As Members are aware, the Housing Revenue Account is now "ring fenced" in that it is now forbidden to transfer funds between Housing and General Funds unless specifically authorised by central Government. Final decisions on which items of expenditure should be included in the Housing Revenue Account have not yet been taken. There have been indications that costs such as those described above will be treated as General Fund expenditure and consequently be met by the community charge payers.

In the light of the above, it is now appropriate to reconsider the current Council policy on this matter. If a full recharging policy were to be introduced, there would obviously be a small reduction in rent levels. This may be beneficial to the Council in respect of Housing Subsidy, although the Treasurer is pessimistic with regard to the authority remaining eligible for subsidy next financial year.

Rent levels for 1990/91 were increased by 18.9%. If a full charging policy had been introduced on 1 April, the increase would have been 15.4%. This represents an average reduction in current rent levels of 82p per week.

The effect on tenants receiving the charge would have been to increase the rent by £2.94 per week. All of this sum would be eligible for rent rebate and consequently many tenants would be fully protected from this additional charge.

If Council were minded to change current policy, care should be taken to afford some consideration to those tenants not fully protected by housing benefit. It may, therefore, be desirable to phase in a charging policy over a two-year period. It is unlikely that the Government will decide the exact nature of the Housing Revenue Account before 1992/93, and consequently the

proposed timetable will coincide with any directive which may be forthcoming.

Details of the current amounts charged and those proposed are shown in the Appendix to this report.

RECOMMENDED that the Council adopt the principle of charging services directly to tenants and phase in revised arrangements over the next two financial years.(225)(T,CHM)

Background Papers

None.

APPENDIX

Service Charges 1990/91

<u>Expenditure</u>	<u>Amounts charged to Tenants</u>	
	<u>Current</u> £	<u>Proposed</u> £
Warden salaries and emoluments	240,500	240,500
Lighting	51,000	38,800
Heating	128,000	128,000
Car allowance and travelling expenses		700
Grounds maintenance		12,900
Cleaning		26,300
Communal services		28,400
Telephones		12,000
Insurance		4,400
Administration charges		23,700
	<u>419,500</u>	<u>515,700</u>
	=====	=====

ROCHFORD DISTRICT COUNCIL

HEALTH & HOUSING SERVICES COMMITTEE - 13TH NOVEMBER 1990

REPORT OF THE CHIEF HOUSING MANAGER

HOUSING PERFORMANCE INDICATORS (Minute 581/89)

From 1st April 1991 local authorities will be required to publish reports to all tenants and other interested parties detailing the authority's performance in the provision of housing services. This intention was previously reported to this Committee on 14th November 1989 (Min.581/89 refers)

Since the last report, the Government has issued a Determination of its intentions and on 21st September 1990 a Department of the Environment circular (No.19/90) was published, thereby finalising arrangements.

The Council has been at the forefront in providing Performance Indicators and a series of these has been published as a working document for Members for the last eight years. Although these Performance Indicators have served the Council well there are areas where the style of presentation is not strictly in line with Government requirements. These are listed in the appendix to this report.

In measuring value for money for its services it is always helpful to compare the Council's performance with that of other authorities facing the same or similar challenges. For this reason the Chief Housing Manager believes it will be wise for the Performance Indicators listed in the appendix to be adjusted to thereby be directly comparable with other housing authorities.

The circular also calls for each authority to publish to its tenants an annual report containing details on all aspects of housing services provision.

The Chief Housing Manager published a report, conforming to the mandatory guidelines, in June of this year. Whilst in general the report was well received, the Tenants Association representatives felt that the information could have been presented in a clearer fashion. To achieve this and to ensure each tenant receives a copy of the report will have a cost implication. The Chief Housing Manager is therefore seeking authority to reserve £5,000 from next year's estimates to meet the cost of this report.

RECOMMENDED (1) That the changes in the Performance Indicators listed in the appendix be approved.

(2) That provision be made within the estimates for 1991/92 to meet the cost of publishing an annual report as required by Circular 19/90, such cost not to exceed £5,000 (CHM.T)

Background Papers: 1. The Reports to Tenants Etc. Determination 1990 (CHM)  
2. Circular 19/90.



APPENDIX TO  
AGENDA ITEM 19

NEW PERFORMANCE  
INDICATORS

COMMENT

1. To send to all tenants an annual report relating to the year ending 31 March within 6 months of that date with a copy to the Secretary of State.

This amends current practice of producing a working document for all Councillors and other interested parties. There will need to be additional estimate provision made to meet the costs.

2. Rent arrears will be shown as a percentage of collectable debit i.e. not of housing benefits but including arrears of water rates.

Present P.I. is less than 1% of gross annual debit. New P.I. will be 2% of collectable debit.

3. Percentage of tenants owing more than 4 weeks net rent excluding water rates.

Present P.I. based on gross rent. Change in proportion to to above from 3% to 6%.

4. The average period that elapses between dwellings being vacant and relet

Present P.I. is 2% of total. At present vacancy rates this equates to eight weeks. The Chief Housing Manager believes a realistic target for Rochford would be 4 weeks (20 working days).

5. The percentage of relets dealt with is less than 3 weeks. (15 working days).

The Chief Housing Manager would suggest a new target of 75% of all new vacancies where no major works were required.

All other Performance Indicators can be safely left intact insofar as many of them exceed the Governments expectation.

ROCHFORD DISTRICT COUNCIL

HEALTH AND HOUSING SERVICES COMMITTEE - 13TH NOVEMBER 1990

REPORT OF THE ASSISTANT CHIEF EXECUTIVE

ENVIRONMENTAL PROTECTION BILL: DRAFT CODE OF PRACTICE ON LITTER (Minute 279/90)

1. INTRODUCTION

A report was submitted to the Meeting of the Committee held in June upon the implications of the Code of Practice on litter, which Members will recall places a much more stringent duty upon local authorities with regard to standards of street cleansing.

It was agreed at that time that the various zonings and standards of cleansing, as set out in the Code, should be applied to the District and the implications, in terms of current specification levels, working practices and finance, identified.

2. APPLICATION OF THE CODE OF PRACTICE

In applying the standards of the Code, local authorities are expected to adopt a systematic and integrated approach to every aspect of litter, and should pursue a five part programme, as set out in Appendix I.

3. ZONING AND GRADES OF CLEANLINESS

The Code identifies seven separate zones, and applies to each of these four identified levels of cleanliness (Grades A-D), differing and taking account of perceived standards for each area. (Appendix II).

A review of the whole of the District has now been completed, and zonings applied in respect of each shopping centre, park, car park, public open space, highway, etc. Details of areas within the District included in each of the zones are set out in Appendix III. In considering the application of the Code to Rochford, the officers have endeavoured to avoid identifying a rigid specification for this is one of the criticisms of most local authority cleansing arrangements at the present time, that specifications are based upon input (i.e. a pre-determined number of sweeps, regardless of whether the road is dirty (rather than output) setting a standard to be achieved).

Following this principle, it would be necessary to discuss with the Council's contractors:-

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- a) Re-scheduling of existing sweeping arrangements to provide extra cleaning, including Sundays and Bank Holidays, in all shopping areas.
- b) Increasing mechanical sweeping from quarterly to monthly in respect of all classified roads.
- c) Engagement of a "Flying Squad" of say two persons, to be engaged on a daily basis on the cleaning of rural grass verges, etc., but to be available as necessary to respond to problems in other areas of the District as they arise.

The Flying Squad concept is one which is favoured by most local authorities and in whatever form, to be essential to providing a capability of responding to public demand. Members will be aware that provided within the Bill is provision for the public to require the Council to meet the standards of the Code through court proceedings if necessary. It is felt that the engagement of a team on rural verges would meet the requirements of the Council, already expressed in this respect, which now coincides with the Code of Practice, and would also enable the Council to ensure that it had a facility to carry out its duties within the Act.

Plans indicating, by use of colour code, the various zonings will be on display in the Members' Room prior to the meeting.

#### 4. CONTRACTUAL IMPLICATIONS AND ESTIMATED ADDITIONAL COSTS

The Council has a contractual commitment in respect of street cleansing and grounds maintenance (which includes litter clearance from public open space areas). It will be necessary, therefore, to consider the implications of these proposals on the present contract specifications, and this is the subject of a separate private and confidential report.

#### 5. ENFORCEMENT

In all of its consultations, the Government has seen the Code of Practice as part of a much broader approach to the problems of litter, suggesting that if local authorities were to more actively pursue enforcement, education, publicity, public participation, etc., then this would of itself have a significant effect upon the volumes of litter, with the result that there would ultimately be less need to enhance cleaning specifications. Whilst the principle is laudable, the reality is questionable, particularly in the short term, at least until effective means of enforcement are introduced. A separate report upon the introduction of

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001563

a warden service for the District, covering a variety of activities, but including litter control, has already been submitted to the Leisure Services and to the Policy and Resources Committees

The introduction of "on the spot" fines will only be a deterrent if (a) local authorities are prepared to employ the wardens to patrol and impose the fines and (b) if the wardens have the necessary authority or support to enable them to do so. If a warden scheme were introduced, the co-operation of the local police would be sought to provide support. This particular aspect was raised at a recent working party commissioned by the Essex Chief Executive's Association, upon which Rochford was represented, and it was agreed that this should be pursued at County level.

6. LITTER FREE ZONES

Under the Act the Council has the power in respect of particular problem areas to identify litter free zones. Once established it is a fairly straightforward process to require a land owner to clear litter from his land. The Department advise, however, that it would be premature to pursue the identification of such zones until the effectiveness of the Code of Practice can be evaluated after some months of operation. One particular area of concern, and one on which representations have been made to the Department of the Environment's Code of Practice Advisory Group, is the problem of the considerable amounts of refuse which emanate from the rear of shop premises. This is a particular problem within the Rayleigh town centre area, but unfortunately is not controlled by the Code of Practice as it is private land to which the public does not have right of access. The Department were adamant that they would not wish to seek to control private land unless there were a public health hazard, and this is covered by existing legislation. Nevertheless, it is felt that because of their sensitivity and effect upon the overall appearance of the town centre, that all such areas should be included within the Council's monitoring arrangements, and all due processes employed in order to maintain reasonable standards compatible with those which the Council is required to provide on the public highway.

7. PEOPLE AND PLACES

A report was submitted some time ago on the "People and Places" programme which is promoted by the Tidy Britain Group. This programme recognises that litter is not a problem for local authorities alone, but is one for society generally to take responsibility for and participate in.

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001570

Briefly, it envisages the setting up of co-ordinating bodies comprising representatives of the local authority, Chambers of Trade and other local business, police, voluntary organisations, schools, etc.

The aim of this body is to be representative of the community that it serves and to be actively involved in all aspects of litter, and the care and protection of the environment generally. It should be seeking ways to monitor progress and standards and pursuing initiatives to provide even higher levels of service, accepting the role and responsibility of society for the care and protection of its own environment.

Again, it is suggested that it might be premature to introduce such a scheme until the Code of Practice has been introduced, but once its effectiveness has been determined there would appear to be a real benefit in the introduction of such a scheme to assist in identifying problems and public expectations, and providing a basis for the encouragement of community based initiatives rather than sole reliance on the Council.

#### 8. CONCLUSIONS

Critics of the Code of Practice have suggested that the standards will be impossible to achieve. There are others who welcome the proposals and believe that it is essential to set the highest possible standards in order to achieve any real improvement in the present levels of street cleansing. It is encouraging to note that this would appear to be the view of the majority of local authorities, who have welcomed the principles of the Act, but ask that the Government should be fully aware of the very significant implications for local authorities, both in terms of future working practices and costs, for it is not something in which the Council has any option, but an obligation to comply. In response to similar representations already made by the local authority associations, the Department has recently issued the attached "Preliminary Thoughts" on interpretation of the Code of Practice (Appendix IV), suggesting the standards contained therein are targets, and implementation should be approached with a degree of reasonableness and flexibility.

It is essential, therefore, that whilst welcoming the opportunity to improve standards, the Council must recognise the very significant cost factor and that in endeavouring to comply with the requirements of the Code of Practice, specification standards are realistic and produce results which the public can readily identify.

RECOMMENDED (1) That approval be given to the proposed Category Zonings 1-7 as set out in Appendix III of the report of the Assistant Chief Executive in accordance with the requirements of the Department of the Environment's Code of Practice on Litter.

(2) That the Officers be authorised to commence negotiations with the Council's street cleansing contractors, Tylers Environmental Services, for amendments to the tender specification documents to take account of the requirements of the Code of Practice, as set out in Appendix III, and report further thereon in due course.

(3) That suitable provision be made in the draft estimates for 1991/92.

CODE OF PRACTICE ON LITTER

APPLICATION OF THE CODE

a) Appraisal

The first step, naturally, is to identify the extent of the problem. In Rochford we do not have, in comparative terms, major difficulties for, being predominately a dormitory area with none of the associated problems of the larger conurbations or tourist authorities, we are able to achieve and maintain a reasonably high, and locally acceptable, standard of cleanliness for most of the time in most parts of the District. Having reviewed our cleansing standards in 1987 as part of the contractorisation exercise in preparation of the specification to be included within the contract, longer serving Members will recall that the opportunity was taken at that time to improve standards where they were felt to be unsatisfactory. During the term of the contract, the specification is continually reviewed and from time to time variation orders have been issued to add to, delete from, or amend, cleansing arrangements in the light of changing local circumstances and conditions, and occasionally the higher perceived expectations of residents and/or Members.

That is not to say, however, that we do not have our problems, or that there are not some residents who would wish to see higher standards. Nor is it intended to suggest that the expectations of the Code are achieved, for this is not the case, and in certain areas there will be very significant implications upon the District.

b) Action

Having identified the difference between existing standards and those expected under the Code, the first stage in the preparation of the plan is to identify precisely those areas to be included in the zonings 1 to 7, and the resources, revised working practices, etc., required to meet the new standards. This is the subject of more detailed appraisal in Appendix III. The report also identifies the methods of cleansing and new practices including community involvement, enforcement, etc.

c) Campaigning

Effective publicity and campaigning is seen to be an essential part of the introduction of the new Code of Practice. Improved standards generally lead to even greater levels of expectation from members of the public and it is certain that there will be sections of the community who would wish to see enhancements, perhaps even greater than

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those proposed in the Code of Practice. However, it is important to retain a reasonable balance between the unrealistic expectations of some members of the public, and a level of service which provides a good standard at a cost which is acceptable.

In support of the introduction of the Code of Practice there will be national publicity campaigns and these would be supported and encouraged on a local basis.

d) Education

Within Rochford there is already a very positive and active involvement between the Council and many of the local primary and secondary schools. Officers of the Council attend schools, sometimes accompanied by the Council's contractors, to talk upon problems of cleansing and recycling, providing material to assist in various school projects, and aiding wherever possible with cleansing schemes. Primary schools within the District generally enjoy an excellent reputation for high standards of cleanliness, and participation. Unfortunately, the same cannot be said for all of the secondary schools, although this is generally recognised as a problem not confined to Rochford, and is directly related to the 14 to 17 year old age group. It is an aspect upon which greater attention should be given in the future.

Poster competitions through the sponsorship of Chairmen of Council in past years have proved to be extremely popular and very successful.

e) Training

Whilst the Services Manager is a qualified member of the Institute of Waste Management, there are no specific qualifications on street cleansing. The introduction of the Code of Practice, will inevitably encourage a number of training seminars dealing with implementation and management, and opportunity will be taken to include appropriate members of the staff on such training courses from time to time.

f) Enforcement

Enforcement is an area where neither local authorities or the police have previously been very successful, which the Government has now recognised. As a result, wider powers are to be given to local authorities, both in terms of the level of fines which may be imposed, increasing from £400 to £1,000, and the ability of Council's to engage litter wardens to impose "on the spot" fines. Members will be aware that the latter has already been the subject of discussion by the Policy and Resources Committee.

End.

001574



CODE OF PRACTICE ON LITTER

ZONING AND GRADES OF CLEANLINESS

For the purposes of this Code of Practice there are four levels of cleanliness

- i) no litter or refuse, known as grade A;
- ii) area predominantly free, apart from small items such as cigarette ends, ring pulls, known as grade B;
- iii) widespread distribution of small items (as above) and larger items including beverage containers, fast food packs, animal faeces &c., known as grade C, and
- iv) heavily littered with small and larger items, with accumulations along boundaries, known as grade D.

(Photographs showing examples of the various cleanliness standards in a variety of locations are attached).

Category 1 Zone

In town centres, shopping centre, shopping streets, major transport centres (including railway and bus stations), central car parks and other public places (including public parks) where large numbers of people congregate, grade A should be achieved after clearing. If this falls to grade B, it should be restored to grade A within six hours. If it falls to grade C it should be restored to grade A within three hours, and grade D should be restored to grade A within one hour.

If the standard should fall to grade B or below during the period from midnight to 6 a.m. it should be restored to grade A within one hour.

Category 2 Zone

In high density residential areas, recreational areas where large numbers of people congregate, and suburban car parks and transport centres, grade A should be achieved after clearing. If this falls to grade B, it should be restored to grade A within twelve hours. Grade C should be restored to grade A within six hours, and grade D within three hours.

Category 3 Zone

In low density residential areas (containing, for example, detached and semi-detached houses), other public parks, other transport centre and areas of industrial estates,

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grade A should be achieved after clearing. If this falls to grade C, it should be restored to grade A within twelve hours, and if it falls to grade D it should be restored to grade A within six hours.

#### Category 4 Zone

In all other areas (rural) grade A should be achieved within one week of the duty authority receiving notification that the standard had fallen to grade C, and 60 hours of the standard falling to grade D.

#### Category 5 Zone - Beaches

Local authorities should identify those beaches in their ownership or control which might reasonably be described as "amenity beaches". Any assessment should take into account the level of use of the beach for recreational purposes.

As a minimum standard, all beaches identified by the local authority as amenity beaches should be predominantly free from all types of litter between May and September inclusive. This applies to items or material originating from discharges directly to the marine environment as well as discards from beach users. The same standard should apply to inland beaches where substantial numbers of bathers may congregate.

#### Category 6 Zone - Motorways and Strategic Routes

On motorways and strategic routes, and on associated lay-bys, grade A should be achieved after cleaning on paved areas, and grade B should be achieved after cleaning on verges. If the duty authority receive notification that the standard has fallen to grade C, the area should be restored to grade A (paved areas) or grade B (verges) within four weeks of notification. If the duty authority receives notification that the standard has fallen to grade D, the area should be restored to grade A (paved areas) or grade B (verges) within one week of notification.

#### Category 7 Zone - District and Local Roads

On rural main distributor roads, secondary distributor roads, local roads and local access roads, and on associated lay-bys, grade A should be achieved after cleaning on paved areas and grade B achieved after cleaning on verges. If the authority receives notification that the standard has fallen to grade C, the area should be restored to grade A (paved areas) or grade B (verges) within two weeks. If the authority receives notification that the standard has fallen to grade D, the area should be restored to grade A (paved areas) or B (verges) within five days.

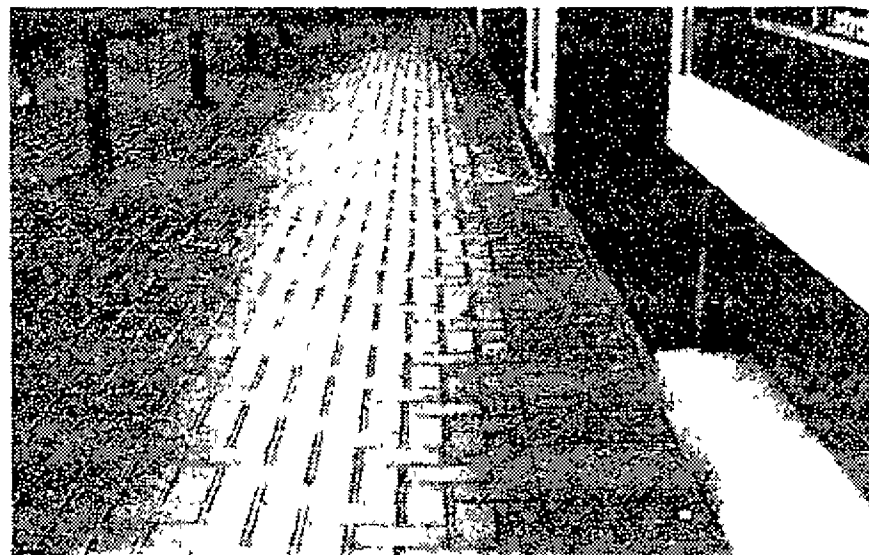
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# Shopping Centres



Grade A



Grade B

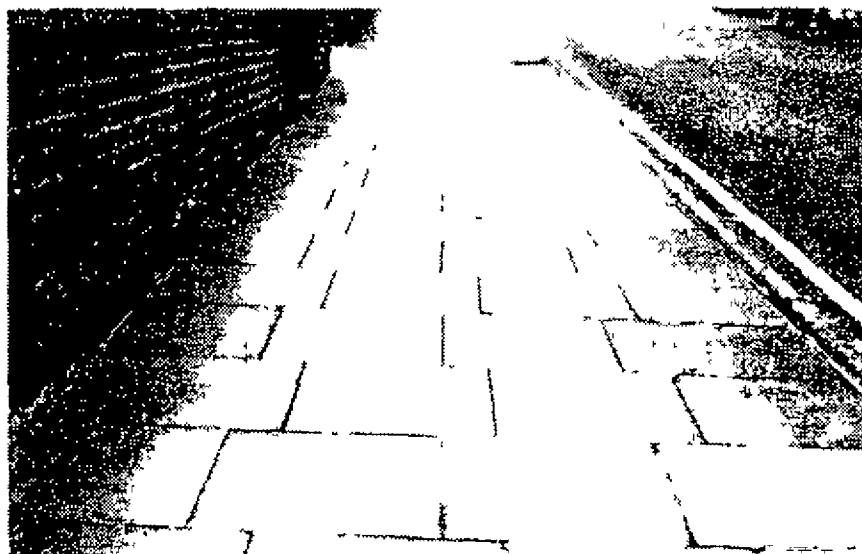


Grade C



Grade D

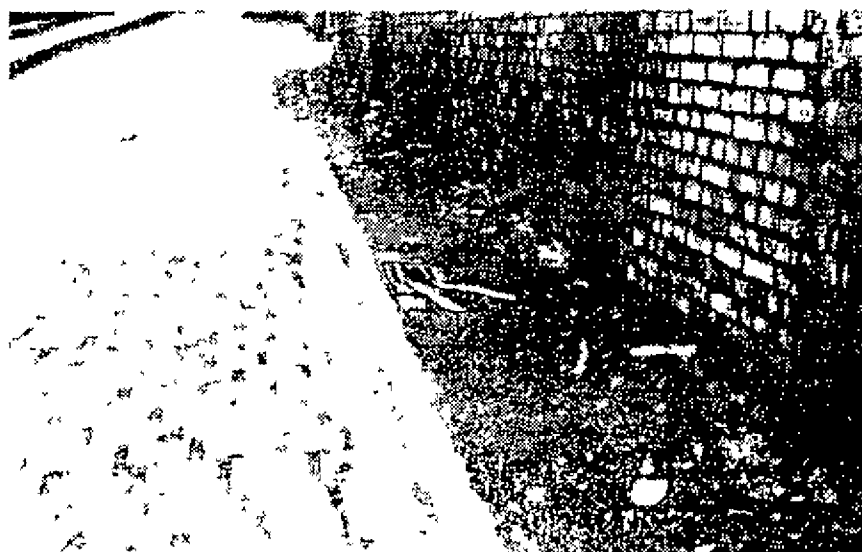
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Grade A



Grade B



Grade C



Grade D

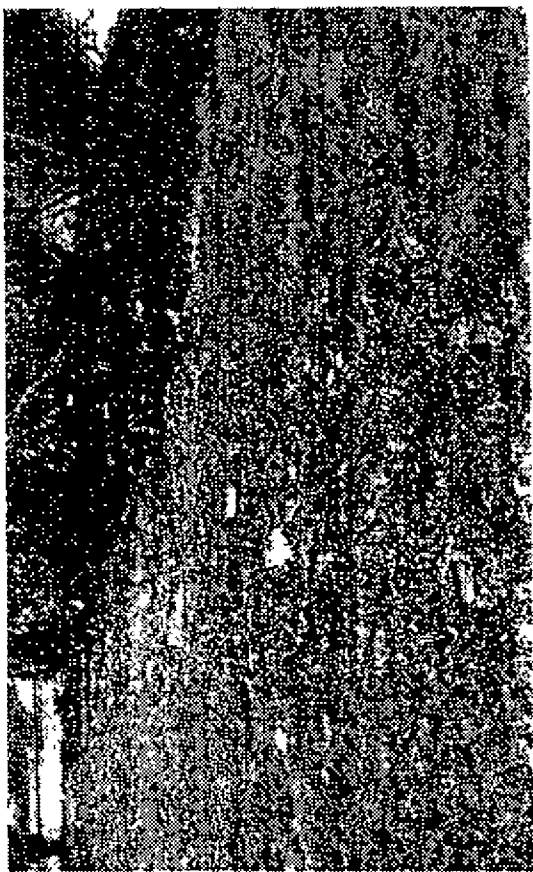
# Residential Streets

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# Parks and Open Space



Grade A



Grade B



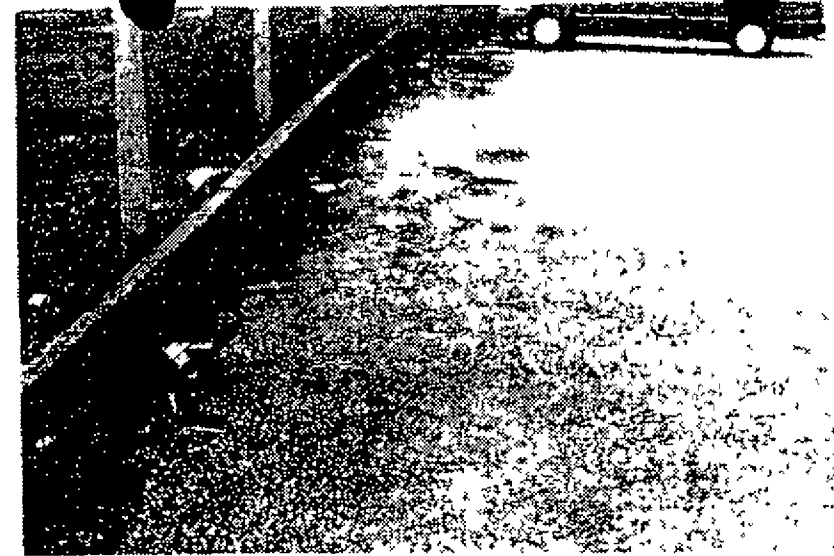
Grade C



Grade D



Grade A



Grade B



Grade C



Grade D

## Transport Centres

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### APPENDIX III

#### CODE OF PRACTICE ON LITTER

#### ZONINGS APPLIED TO ROCHFORD DISTRICT

a) Zone 1

Zone 1 is the highest category in terms of the standard of cleansing required, and the response time to be applied. Included in Zone 1 will be town centres and shopping areas in Rayleigh, Rochford, Hullbridge, Hockley, Ashingdon, and Great Wakering and, where appropriate, immediately adjacent streets which might be affected by commercial activities. Whilst it might not be necessary to apply exactly the same standards in every shopping area, each will be considered on its merits, but generally it is estimated that the minimum requirement will be cleansing twice a day, seven days a week, except once on Sunday, including Bank Holidays. Main shopping centre car parks would be swept at least weekly, but monitored on a daily basis. Similarly, central public open space areas would be inspected daily.

Zone 2

This will include high density residential areas, recreation areas, suburban car parks, transport centres, etc. The most significant areas here, insofar as Rochford is concerned, are playing fields and public open space areas for, with the inclusion of dog or animal faeces in the definition of litter, it will be necessary to apply much higher standards of cleansing on playing fields. All car parks would be inspected at least weekly and scheduled cleaning monthly.

Transport centres e.g. railway stations, will be included within category 2, although the responsibility for these will rest with British Rail, not only in respect of station forecourts and platforms, but also along railway embankments for a specified length. Nevertheless, whilst the Council has no responsibility for cleaning, in order to ensure compliance with the Code, arrangements would be made for regular inspections of these areas within the Council's own monitoring arrangements.

c) Zone 3

This category includes low density residential areas and will include the remaining residential parts of the District, some public open space areas and industrial estates.

Sweeping standards, both manual for footpaths and mechanical for highways, have been reviewed and in some areas will need to be upgraded.

Roads leading to schools, and other high volume areas, will be allocated either higher frequencies or more regular monitoring.

Known problem areas within Zone 3 would be subject to weekly monitoring and attention as required, as would industrial estates, although private areas would be the responsibility of the owners or estate managers.

d) Zone 4

All other areas not specifically covered by another category Zone are included in 4, and in general will relate to all other land, highways, etc. This will cover the larger part of the District within the rural areas.

Littering along rural verges constitutes the major problem in this Zone; the allocation of a two man team to this area on a day to day basis would also provide the Council with the necessary facility of a "Flying Squad" to deal with breaches of the Code in other areas.

Generally, the existing standards are sufficient to meet the requirements of the Code of Practice, although these will be subject to continuous monitoring with specific weekly inspection of problem areas, e.g. known sites for fly tipping, etc.

e) Zone 5

This category covers beaches, etc; there are no amenity beaches within the District, but all of the Council's riparian frontages would be monitored on a monthly basis.

f) Zone 6

Category Zone 6 includes motorways and strategic routes. The A127 forms part of the southern boundary of the District and Members will be aware that there are already joint arrangements with Southend Borough Council for litter picking along this route four times a year. The responsibility for cleansing at the present time is that of the County Council, but it is envisaged that this might be transferred to the Districts. In that event it would be necessary to consult with the County Council with regard to cleansing standards, etc.

Cont/d ...



The A130 is swept and litter picked by this Council, although as with all other classified roads in the District, acting as agents for the County Council for which grant is received. The County Council's contribution towards the cost of this service does not provide sufficient funding for more than one sweep per annum. At the present time this road is swept four times each year with litter picking being undertaken more frequently, in order to deal with the considerable problem which exists in this area. In order to meet with the requirements of the Code of Practice, much more frequent cleaning will be required to maintain an acceptable standard, up to twelve times a year in line with the standard now applied by the Council in respect of other classified highways in the District.

g) Zone ?

This category includes district and local roads; on all main distributor roads throughout the District, mechanical sweeping will be carried out monthly. This arrangement already exists on the majority of such roads, but will be extended to all, excluding local residential roads and local access roads, which will continue to be swept quarterly.

However, certain roads where exceptional circumstances prevail, e.g. Little Wakering and Common Roads adjacent to gravel extraction works and/or tipping areas, will be subject to more frequent sweeping and closer monitoring.

h) Other Areas Outside of Zoned Categories

Schools and statutory undertakers, including British Rail, have a duty under the Act to keep land within their control free of litter. Whilst the local authority has no jurisdiction or responsibility in respect of these areas, it is seen as its role to monitor, as neglect and the resultant unsightliness in these areas could be detrimental to the whole intention of the new legislation. Within Rochford it is suggested that these would be monitored on a weekly basis.

End.

APPENDIX IV

CODE OF PRACTICE ON LITTER

PRELIMINARY THOUGHTS BY THE DEPARTMENT OF THE ENVIRONMENT OF  
PRACTICE ON THE INTERPRETATION OF THE CODE OF PRACTICE ON  
LITTER AND REFUSE

1. The code has two key principles: areas which are regularly more heavily trafficked should have accumulations of litter cleared away more quickly than less heavily trafficked areas; heavier accumulations of litter and refuse should be cleared more quickly than lighter accumulations.
2. Cleaning need be carried out only when practicable. In some circumstances it may be impracticable, or even impossible, for a body to discharge its duty. It will be for the courts to decide, in cases brought before them, whether or not it was impracticable for the person to comply with the duty in particular cases. Safety considerations, severe weather, obstruction by vehicles or other unforeseen circumstances may be amongst those situations where cleaning may be considered impracticable.
3. Grade A should be seen as the standard which a thorough sweep by conventional means should achieve in most circumstances. It is recognised that Grade A cannot be achieved in every sweep, or at all on some surfaces, and may not last for very long.
4. It should also be stressed that the response times given in the Code, for cleaning an area which has become littered over time, do not represent intervals between sweeps. In many cases where it takes a while for litter to accumulate, sweep times will be much less frequent than the response times. If an area is not dirty, it does not have to be cleaned.

CHAIRMAN

S. J. Lemon

DATE 5/2/91.

## ROCHFORD DISTRICT COUNCIL

### Minutes of the Planning Services Committee

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

Apologies Councillors R.H. Boyd, Mrs. J A. Christie, N. Harris, Mrs M Hunnabla, R A Pearson and A Stephens

#### 639. MINUTES

Resolved that the Minutes of the Meeting of 18th October 1990 be approved as a correct record and signed by the Chairman

#### 640. MONITORING OF PERFORMANCE - MEETINGS OF 17TH MAY, 14TH JUNE, 26TH JULY AND 6TH AND 27TH SEPTEMBER 1990

The Committee were satisfied that all necessary action had been taken Minutes 133/90 Para D4 (SEC), 459/90 Paras D4, 17 and 21 (SEC), 477/90 Para 6(SEC), 508/90 Paras 4, 9 and 10 (SEC) and 512/90 (SEC) were carried forward.

#### 641 UNAUTHORISED DEVELOPMENT - RAYLEIGH PARK ESTATE, RAWRETH/RAYLEIGH and HOCKLEY GARDENS ESTATE, HULIBRIDGE (Minute 472/90)

The Committee were mindful of their previous consideration of various breaches of planning control which had occurred within these two locations and having considered the appended report of the Secretary to the Council on the current position it was

Resolved that the Secretary to the Council be authorised to take all necessary action including the issue and service of Notices and action in the Courts to secure the remedying of the breach of planning control now reported at The Piggery, Trenders Avenue, Rayleigh (SEC)

#### 642. 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 R1 - F/0725/90/ROC

NOTE: (i) Councillor J M. Roden declared a pecuniary interest in this item by virtue of being a trustee of the applicant Club and left the Meeting whilst the matter was discussed.

(ii) Councillors Mrs V J. Arnold and J A Gibson declared a non-pecuniary interest in this item by virtue of children attending the

001585

## Planning Services

Club and being the Council's representative respectively but remained in the Meeting and participated in the discussion and voting thereon

### Para D1 - CU/369/90/ROC

In considering this matter the Committee accepted a suggestion that a progress report be made to their next Meeting and that there should be a time limit of twenty-one days for the applicant to comply with the conditions, failing which it was

Resolved that the Secretary to the Council be authorised to take all necessary action including the issue and service of Notices and action in the Courts to ensure compliance with all of the planning conditions referred to in Group C (SEC)

### Para D2 - CU/0368/90/ROC

The following words to be added to the second sentence of Condition 6

" and the restaurant shall only be used by members of the golf club on this site, or their guests or other users of the golf courses on the day of play "

The following sentences to be added to the end of Condition 7

"Details submitted shall include information concerning any security lighting to be installed All lighting as agreed in writing shall be extinguished no later than midnight Mondays to Saturdays and 11 30 p m Sundays, other than lighting agreed by the Council to be used as security lighting "

Condition 22 to be amended by the revision of the hours of operation of the proposed club house so as to provide that it shall only be used between the hours of 8 00 a m and 11.30 p.m. Mondays to Saturdays and between 9.00 a.m and 11 00 p.m on Sundays unless otherwise agreed in writing by the local planning authority

Add condition

24. All weather-boarding to be feather-edged type finished dense black. No tile hanging to be incorporated

Add Informative:

The applicant should be aware that in view of the substantial nature of the development hereby approved, within the Green Belt, the Council consider it most unlikely that planning permission will be granted for any further built facilities within the site

### Para D3 - F/0513/90/ROC

Add Informative

1 The permission hereby granted does not in any way indicate that the Council is agreeable to the use of its land in connection with the development proposals and permission in this respect will need to be expressly sought and subject of separate consideration

001586

## Planning Services

2. The applicant's attention is drawn to his obligation to ensure the storage of materials in association with the development of the site does not take place on land outside his control nor on the public highway unless expressly licensed by the Highway Authority.

3. Pursuant to Condition 7, the applicant is advised that the local planning authority consider the existing Silver Birch tree within the grounds of Hardwick House which is to be removed to make way for the access to the site shall be transplanted to a point within the public side of the application site.

At the suggestion of a Member, the Committee agreed that the Development Services Committee should be asked to investigate the possibility of restricting on-street parking in Hardwick Close

RECOMMENDED that arrangements be made accordingly (HES)

Para 5 - CU/0713/90/ROC

Application withdrawn.

Para 6 - F/0458/90/ROC

NOTE Councillors Miss B.G.J. Lovett, S A. Skinner and P F.A. Webster declared a non-pecuniary interest in this item by virtue of membership of the Rayleigh Mount Management Committee but remained in the Meeting and participated in the discussion and voting thereon

*J. R. Nelson  
Minute 706  
Council  
11-12-1990*

Consideration of this application was deferred to enable a Members' site visit to be arranged

Para 8 - F/0649/90/ROC

Consideration of this application was deferred to enable consultations to take place on the revised plan.

Para 10 - F/0675/90/ROC

Application withdrawn

Para 11 - F/0692/90/ROC

NOTE. Councillor Mrs. H.L.A. Glynn declared a non-pecuniary interest in this item by virtue of being a Governor of the Ashington County Primary School but remained in the Meeting and participated in the discussion and voting thereon

Para 12 - F/0699/90/ROC

Application withdrawn.

Para 13 - F/0709/90/ROC

NOTE. Councillor P A. Beckers declared a pecuniary interest in this item by virtue of employment and left the Meeting whilst the matter was discussed

Planning Services

Para 14 - RM/0703/90/ROC

Existing Condition 3 to be deleted and replaced by:

3. STD.COND.C95 - The development shall be carried out in accordance with the details shown on the revised plan drawing No. 13091F except that notwithstanding the indications on the plan, there shall be no obstruction to visibility above the height of 600mm within 2.1 m by 2.1 m site splays either side of the new vehicular access serving the communal parking/garaging area.

643 DEEMED PERMISSION APPLICATION FROM ESSEX COUNTY COUNCIL - CHANGE OF USE FROM RESIDENTIAL TO DAY CARE CENTRE AND OFFICE ACCOMMODATION WITH ASSOCIATED STORAGE AND CAR PARKING AT 80-80C WEST STREET, ROCHFORD - APPLICATION NO: CG/0447/90/ROC (Minute 470(111)/90)

The Director of Development reported that following the Committee's earlier response to the above application the County Council had advised the reasons why there was an overriding need to use this site for the Day Care Centre. In the light of that explanation the Committee raised no objection to the proposals subject to the retention of the tree in the front garden, the provision of ten car parking spaces and the use remaining as shown.

Resolved that the Essex County Council be advised that this Authority raises no objection to this proposal subject to the foregoing provisos. (DD)

644. 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 12 of Part I of Schedule 12A of the Act.

645 UNAUTHORISED DEVELOPMENT - HOCKLEY GARDENS ESTATE, HULLBRIDGE (Minute 472/90)

The Secretary to the Council reported in confidence on the outcome to date of detailed investigations into unauthorised development on two Green Belt sites within the above estate and on the planning law concerning caravans in the light of which it was agreed that enforcement action should be initiated in one case and that further investigations should be pursued in the other.

Resolved (1) That the Secretary to the Council be authorised to take all necessary action including the issue and service of Notices and action in the Courts to secure the remedying of the breach of planning control reported at The Hut, Hockley Gardens Estate, Hullbridge. (SEC)

(2) That a further report be made in due course regarding the second site (SEC)



001589

ROCHFORD DISTRICT COUNCIL

PLANNING SERVICES COMMITTEE - 15TH NOVEMBER 1990

REPORT OF THE SECRETARY TO THE COUNCIL

UNAUTHORISED DEVELOPMENT - RAYLEIGH PARK ESTATE, RAWRETH/RAYLEIGH AND  
HOCKLEY GARDENS ESTATE, HULLBRIDGE (Minute 472/90)

Rayleigh Park Estate

6 The Nook, Goldsmith Drive

This will be the subject of a separate report shortly as to possible enforcement action for change of use of agricultural land to garden and the erection of a garage.

11. Montefiore Avenue

It has now been established that the site where the caravan has been sited is actually known as "The Piggery", Trenders Avenue. The absentee owner claims that it is not used residentially, but stationed there for security reasons. However there is a resident who admitted living in the caravan since October 1989.

Although the land is used for rearing poultry, the level of use is not sufficient to justify an agricultural unit and no special circumstances have been made out to override the Green Belt presumption against development. Accordingly enforcement action is recommended to secure the cessation of use of the caravan and its removal from site.

Hockley Gardens Estate

3.& Pondville and Land to the North

4.

Further site visits confirm the caravans are not used residentially. The owner of the site died recently and a planning application has been submitted by the beneficiaries (but held in abeyance at their request), for demolition and replacement of the building in anticipation of sale. The caravans, and the vehicles on site, will be removed when a sale occurs. It is felt that this site should continue to be monitored, and a further report submitted if necessary.

12. Pembroke Meadows, Central Avenue

It appears from recent inspections that the original uses noted have ceased but others may be occurring on site. The Director of Development will report on this matter separately to a future Meeting should it appear enforcement action is necessary.

14. Beechcroft, Burlington Gardens

This will be the subject of a separate report in the near future.

RECOMMENDED That the Secretary to the Council be authorised to take all necessary action including the issue and service of Notices and action in the Courts to secure the remedying of the breach of planning control now reported with regard to item 11. (SEC)

Background Papers: Site Notes and Previous Minutes.

001589

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 15th NOVEMBER, 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.

1  
001590



PLANNING SERVICES COMMITTEE 15th November 1990

REFERRED ITEM

R.1 F/0725/90/ROC NACB  
SINGLE STOREY SIDE EXTENSION  
ROCHFORD HUNDRED RUGBY FC MAGNOLIA ROAD ROCHFORD

DEFERRED ITEMS

D.2 CU/0368/90/ROC GJ  
NEW BUILDING FOR USE AS GOLF CLUB HOUSE AND CONVERT FARM BUILDING TO  
PROVIDE ANCILLARY ACCOMMODATION, BOTH ANCILLARY TO PROPOSED GOLF  
COURSES  
WALFORDS FARM HULLBRIDGE ROAD RAYLEIGH

D.3 F/0513/90/ROC GJ  
FIVE DETACHED BUNGALOWS WITH ATTACHED GARAGES AND PRIVATE DRIVE  
ACCESS OFF HARDWICK CLOSE  
R/O 107-115 DAWES HEATH ROAD RAYLEIGH

SCHEDULE ITEMS

- |     |   |      |
|-----|---|------|
| 4.  | CU/0712/90/ROC<br>CHANGE OF USE FROM SPORTS AND LEISURE CENTRE TO HOTEL<br>FLIGHTS SPORTS & LEISURE COMPLEX AVIATION WAY ROCHFORD   | JAW  |
| 5.  | CU/0713/90/ROC<br>CHANGE OF USE FROM CLASS A1 RETAIL TO CLASS A2 FINANCIAL AND<br>PROFESSIONAL<br>SERVICES<br>70A HIGH STREET RAYLEIGH                                      | MW   |
| 6.  | F/0458/90/ROC<br>ENCLOSED SWIMMING POOL<br>35 LONDON HILL RAYLEIGH  | JW   |
| 7.  | F/0648/90/ROC<br>REAR CONSERVATORY AND PERGOLA<br>389 LITTLE WAKERING ROAD LITTLE WAKERING  | JW   |
| 8.  | F/0649/90/ROC<br>FIRST FLOOR REAR EXTENSION<br>25 BELCHAMPS WAY HAWKWELL  | MDS  |
| 9.  | F/0664/90/ROC<br>ERECT ONE DETACHED HOUSE AND ONE DETACHED CHALET WITH INTEGRAL<br>GARAGES<br>23 POPLARS AVENUE HAWKWELL  | JW   |
| 10. | F/0675/90/ROC<br>TWO SEMI-DETACHED HOUSES WITH INTEGRAL GARAGES<br>23A HIGHAMS ROAD HOCKLEY   | NACB |
| 11. | F/0692/90/ROC<br>CHANGE USE OF LAND FOR LAYOUT CAR PARK AND CONSTRUCT NEW ACCESS<br>ADJ ASHINGDON COUNTY PRIMARY SCHOOL FAMBRIDGE ROAD ASHINGDON                            | LG   |
| 12. | F/0699/90/ROC<br>DETACHED HOUSE INCORPORATING GRANNY ANNEXE<br>BROADOAKS STAMBRIDGE ROAD ROCHFORD   | LG   |
| 13. | F/0709/90/ROC<br>CONSTRUCTION OF A 30 METRE RADIO TOWER WITH CELLULAR RADIO AERIALS AND<br>AN ADJACENT RADIO EQUIPMENT BUILDING<br>HOCKLEY STATION STATION APPROACH HOCKLEY | JAW  |
| 14. | RM/0703/90/ROC<br>ERECT TWO STOREY BLOCK OF FOUR 1-BED STARTER FLATS WITH GARAGES AND<br>PARKING AND ACCESS OFF CASTLE CLOSE (DETAILS)<br>R/O 19-21 CASTLE ROAD RAYLEIGH    | MDS  |

PLANNING SERVICES COMMITTEE

15TH NOVEMBER 1990

REFERRED ITEM

R.1

F/0725/90/ROC PARISH OF HAWKWELL

ROCHFORD HUNDRED RUGBY FC MAGNOLIA ROAD ROCHFORD

SINGLE STOREY SIDE EXTENSION

Applicant: ROCHFORD HUNDRED RUGBY FC

Zoning: Local Plan; M.G.B.

APPROVE:

01 COMMENCE IN 5 YEARS

02 MATERIALS TO MATCH EXISTING

03 NON STANDARD CONDITION

The use of the extension hereby permitted shall be ancillary to the main use of the building and shall at no time be used as a separate unit.

REPORT:

This extension is additional to that permitted and built recently (ROC/091/89). Although in the Green Belt the proposal is modest and incorporates and lounge addition and kitchen to the clubhouse which serves the established rugby club.

No objections from consultees have been received.

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DEFERRED ITEMS

CU/369/90/ROC RAYLEIGH

WALFORDS FARM HULLBRIDGE ROAD RAYLEIGH

CHANGE USE OF LAND TO FORM TWO GOLF COURSES, WITH ANCILLARY CAR PARKING AREA. LANDSCAPING AND ALTERATIONS TO HULLBRIDGE ROAD ADJOINING THE SITE. (AMENDED PLANS RECEIVED 11TH JULY 1990)

Applicant: MR T C HARROLD

Zoning: M.G.B.

Review of planning conditions - Walfords Farm, Hullbridge Road, Rayleigh.

On 14th August, 1990, planning permission was granted on the above site, subject to conditions, for change of use of land to form two golf courses with ancillary car parking area, landscaping and alterations to Hullbridge Road adjoining the site (CU/0369/90/ROC).

At the last Committee, on 18th October, 1990, when deferring consideration of application (CU/0368/90/ROC), for the erection of a new golf clubhouse and ancillary building on this site, Members requested this report reviewing the situation in respect of the above mentioned planning conditions relating to the application CU/0369/90/ROC.

In total, 24 planning conditions were imposed which can be summarised :-

1. Development commence within five years.
2. Parking and turning space to be provided.
3. Parking to be marked out.
4. Sight splays to be provided.
5. Surface water details to be approved.
6. Landscaping to be submitted and approved.
7. Protection to trees during construction.
8. Certain existing trees to be retained.
9. Hedgerows to be retained/strengthened.
10. Boundary treatment to be approved.
11. No floodlighting.
12. Ground levels to be approved.
13. Specified buildings to be removed.
14. Use to exclude the buildings the subject of Application CU/0368/90/ROC.
15. Highway alterations and junction improvements to be carried out.
16. Existing dwellinghouse not to be used as a separate unit of accommodation.
17. Golf course layout to be as approved.
18. Existing public footpath to be safeguarded.
19. Some existing vehicular accesses to Hullbridge Road to be closed.
20. No open storage without approval.
21. Details of lakes/water features to be submitted and approved.
22. 11,000 Volt overhead power lines to be placed underground.

23. Wheel cleaning equipment to be provided

24. On-site turning space for vehicles to be provided.

These conditions fall broadly into three groups :-

Group A - Conditions which do not require any further details to be approved or are not applicable until the development has been completed. Included in this group are Conditions 1, 7, 8, 11, 14, 16, 17, 20 and 22.

Group B - Conditions which require details to be submitted for Local Planning Authority approval and/or are to be satisfied before the golf course use commences. Within this group are conditions 2, 3, 4, 15, 19 and 24.

Group C - Conditions which require details to be submitted to and approved by the Local Planning Authority before the commencement of the development. This group includes Conditions 5, 6, 9, 10, 12, 13, 18, 21 and 23.

Officers have been in contact with the applicant to pursue these conditions, particularly those in Groups B and C.

The conditions in Group A do not require immediate steps to be taken by the applicant and there are no known breaches of these conditions.

During the construction stage of the golf courses, the Group B conditions are being discussed but, since the golf use has not commenced, there is no breach of planning control. However efforts will continue to try and satisfy these conditions as soon as possible to avoid future planning problems.

The conditions within Group C are the most urgent planning matters and the current position concerning these can be summarised :-

#### CONDITION 5 (SURFACE WATER DETAILS)

Surface water disposal details are required but need to be designed in conjunction with the car park details yet to be finalised. The scheme can be amended/modified as necessary in the event of the clubhouse proposal being approved. The applicant has stated that the necessary details will be submitted when details of the buildings to be erected are known.

#### CONDITIONS 6 AND 9 (LANDSCAPING)

The general approach to landscaping, as amended prior to the decision being taken, is broadly acceptable. However, more details are required and additional planting has been requested to the site boundary, the car parking area, the area around the proposed buildings and adjacent to the public footpath crossing the site. Additional landscaping details have been requested and the applicant has agreed to submit these in due course.

#### CONDITION 10 (BOUNDARY TREATMENT)

Some of the site has adequate existing boundary hedges/fences and the applicant has erected new fencing to the Kingsway frontage following discussions with Officers. A plan has been requested showing details of the boundary treatment for the entire site.

CONDITION 12 (GROUND LEVELS)

Some details have been submitted showing changes in ground level but more information has been requested to enable this aspect to be fully considered.

CONDITION 13 (BUILDINGS TO BE DEMOLISHED)

The buildings affected by this condition should be demolished as soon as possible. The applicant has stated that these buildings will be removed as soon as approval is given on the clubhouse and ancillary building.

CONDITION 18 (ADJACENT TO FOOTPATH)

A plan is required to show the areas adjacent to the public footpath which crosses the site, to be excluded from the golf course playing area. This also has significance for the landscaping proposals referred to above.

CONDITION 21 (LAKES/WATER FEATURES)

Plans and sections, together with full specifications, are required showing details of the construction and drainage specification for all the lakes/water features shown on the submitted plans. The applicant is understood to be in discussion with the National Rivers Authority on this aspect.

CONDITION 23 (WHEEL CLEANING EQUIPMENT)

It is understood a pressure jet is available for the wheel cleaning of vehicles leaving the site.

Progress has been achieved on some of these conditions and the applicant has been made aware of the need to deal with all outstanding matters without delay.

With regard to planning application CU/0368/90/ROC referred to in the following report, this is a separate matter and the situation concerning the above mentioned conditions should not prejudice the consideration of the current proposal.

It is hoped that a satisfactory outcome can be achieved, by negotiation, in the near future.

However, in view of the time these matters have taken it is not felt unreasonable for the Local Planning Authority to now insist on compliance with the planning conditions referred to in Group C above without further delay.

**RECOMMENDED:** That the Secretary to the Council be authorised to take all necessary action including the issue and service of notices and action in the Courts to receive compliance with all of the planning conditions referred to in Group C above.

its designated use. The on-site parking provision shall be in accordance with details to be approved in writing by the Local Planning Authority and shall include a minimum provision of 200 car parking spaces with an overflow car parking area for 50 additional cars. The car parking facilities shall include disabled car parking facilities to the Local Planning Authority's satisfaction.

#### 10 NON STANDARD CONDITION

The car parking spaces to be provided shall be marked on the finished surface of the parking area to the satisfaction of the Local Planning Authority before the use hereby approved is commenced and therefore shall be used solely for the parking of vehicles and for no other purpose.

#### 11 NON STANDARD CONDITION

There shall be no obstruction to visibility within the areas of the sight splays the details of which shall be approved in writing by the Local Planning Authority before the use hereby permitted is commenced.

#### 12 SERVICES-SURFACE WATER

#### 13 LANDSCAPING SCHEME - DETAILS

#### 14 NON STANDARD CONDITION

The existing buildings on the site shown hatched on the submitted plan shall be removed prior to the commencement of the development hereby permitted.

#### 15 NON STANDARD CONDITION

No part of the development hereby approved shall be commenced until the highway alterations and junction improvements to Hullbridge Road have been carried out to the total satisfaction of the Local Planning Authority, fully in accordance with Department of Transport Guidance Note TA 20/84. These works shall be fully implemented and be approved, in writing, by the Local Planning Authority before the development hereby approved is commenced and thereafter the new access and junction arrangement to the site shall be retained to the satisfaction of the Local Planning Authority.

#### 16 NON STANDARD CONDITION

The existing dwellinghouse and ancillary garage/outbuilding, shown on the submitted plan to be retained and marked C and D on the plan accompanying this Notice, shall be used only as staff accommodation as a single family dwellinghouse with garaging facilities ancillary to the golfing use hereby approved and shall not be used as a separate unit of accommodation.

#### 17 NON STANDARD CONDITION

The existing vehicular access to Hullbridge Road shown "X" on the submitted plan shall be permanently closed and the highway reinstated to the satisfaction of the Local Planning Authority before the development hereby approved is commenced. Furthermore, all pedestrian and vehicular access to the site shall be via the proposed new improved access which shall include provision for pedestrian access to the Local Planning Authority's satisfaction. Apart from pedestrian access via the existing public footpath, there shall be no vehicular or pedestrian access to the site other than via the improved access to be provided in accordance with Condition 15.

#### 18 NON STANDARD CONDITION

There shall be no open storage of plant/equipment, or materials other than in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before the development is commenced.

CU/0368/90/ROC RAYLEIGH

WALFORDS FARM HULLBRIDGE ROAD RAYLEIGH

NEW BUILDING FOR USE AS GOLF CLUB HOUSE AND CONVERT FARM BUILDING TO PROVIDE ANCILLARY ACCOMMODATION, BOTH ANCILLARY TO PROPOSED GOLF COURSES

Applicant: MR T C HARROLD

Zoning: M.G.B.

Delegate to the Director of Development to determine on completion of consultations.

APPROVE:

01 COMMENCE IN 5 YEARS

02 DEVELOPMENT AS PER PLAN

03 MATERIALS PROVISION OF SAMPLES

04 NON STANDARD CONDITION

Other than as shown on the approved plans, the roofspace of the buildings hereby permitted shall not be converted to provide additional accommodation and no dormer windows, roof lights, other windows or extensions shall be installed or erected within the roof.

05 NON STANDARD CONDITION

The clubhouse and ancillary building hereby approved shall not be commenced until the golf courses on the remainder of the site have been laid out and completed to the satisfaction of the Local Planning Authority in accordance with planning permission CU/0369/90/ROC dated 14th August, 1990

06 NON STANDARD CONDITION

The development hereby approved shall be used only as a golf clubhouse and ancillary building in accordance with the revised plans dated 2nd October, 1990. Furthermore, the buildings hereby approved shall only be used ancillary to the golf course use approved by planning permission CU/0369/90/ROC dated 14th August, 1990. No alterations to the use or layout of the buildings shall be carried out without the prior consent, in writing, of the Local Planning Authority.

07 NON STANDARD CONDITION

No floodlights or other forms of illumination shall be installed or used at any time on the site unless the Local Planning Authority otherwise agree, in writing.

08 GROUND/FLOOR LEVELS

09 NON STANDARD CONDITION

Prior to the commencement of the development hereby approved, space shall be provided within the site to accommodate parking and turning of all vehicles regularly visiting the site, clear of the highway and properly laid out and hardsurfaced in a manner previously agreed in writing by the Local Planning Authority, such space to be maintained thereafter free of any impediment to



#### 19 NON STANDARD CONDITION

Throughout the period of construction wheel cleaning equipment shall be provided and kept available for use by all construction traffic. The detail and location of the facility shall be agreed in writing by the Local Planning Authority before the use hereby permitted is commenced.

#### 20 NON STANDARD CONDITION

Provision shall be made within the site for the turning of band 3 vehicles to enable them to enter and leave the site in a forward gear. Details of this provision shall be submitted to and approved by the Local Planning Authority prior to the use hereby permitted being commenced.

#### 21 INDUSTRY AIR POLLUTION

#### 22 NON STANDARD CONDITION

The members' lounge and restaurant on the ground floor and the members' lounge/restaurant on the first floor of the proposed clubhouse shall only be used between the hours of 8.00am and 12.30am the following day Mondays to Saturdays and 9.00am and 12.00 midnight Sundays unless otherwise agreed in writing by the Local Planning Authority.

#### 23 PD RESTRICTIONS-EXTENSIONS

##### Introduction

Consideration of this application was deferred at the last Committee, on 18th October, 1990, to enable further discussions to take place and for the completion of consultations.

Members raised concern with regard to the breach of certain planning conditions relating to the recent application for the two golf courses (CU/0369/90/ROC). This is dealt with in more detail in the preceding report of this schedule.

##### Site and Surroundings

This irregular shaped site, comprising some 78 hectares of agricultural land, is situated on the east side of Hullbridge Road in a predominantly rural location, within the Metropolitan Green Belt.

There are some adjacent residential properties, particularly to the north of the site.

There is an existing vehicular access to Hullbridge Road.

A number of substantial farm buildings and a farmhouse exist approximately mid-way along the Hullbridge Road frontage and the application relates to this part of the site.

##### Planning Background

On 30th January, 1990, planning permission was granted, on appeal, for the change of use of land to two golf courses and the conversion and alteration of two farm buildings to a golf clubhouse and pro-shop and maintenance vehicle store with car parking (ROC/458/89).

At the same time an appeal relating to a separate application for a similar proposal but including buildings for leisure and recreational use, was dismissed (ROC/243/89).

A copy of the Inspectors appeal decision letter is attached as an appendix to this report.

Rather than convert one of the existing barns into a clubhouse, the applicant now wishes to erect a new clubhouse building. Consequently, the application now under consideration has been submitted to erect a new building for use as golf clubhouse and carry out alterations to another farm building to provide ancillary accommodation.

A separate application recently submitted for change of use of land to form two golf courses with ancillary car parking, landscaping and alterations to Hullbridge Road to provide a new and improved access (CU/0369/90/ROC) was approved, subject to a number of conditions, on 15th August, 1990.

The applications were submitted separately to enable the formation of the golf courses to proceed independently from the clubhouse proposal now under consideration.

Members will note that the application is in keeping with the principle accepted by the above mentioned appeal decision.

#### The Proposal

The barn to be demolished to provide for the siting of the proposed new clubhouse has a ground area of some 690 sq.m. (7,424 sq.ft.). The appeal decision approved its conversion into a clubhouse and the existing building has the potential to provide two floors of accommodation totalling approximately 1,380 sq.m. (14,848 sq.ft.) floorspace.

The new building now envisaged will be in a similar location and will be set some 80m. (262 ft.) back from Hullbridge Road. The overall "footprint" will be greater but the amended scheme now under consideration is for a part single/part two storey building of 1,100 sq.m. (11,924 sq.ft.) floorspace, which is smaller than the size of clubhouse won on appeal. In addition, the overall height is similar to that of the existing building.

Furthermore, the current scheme follows negotiations with Officers and has been amended so as to incorporate a more interesting design with the use of traditional materials sympathetic to the rural character of this area.

Although the "footprint" has now been increased from that won on appeal, the use of extensive pitched roofs, the introduction of low eaves and the irregular composition of the building combine to give a pleasing appearance which is considered appropriate for this location. The overall visual impact, in terms of bulk and scale, is considered to be acceptable and the building is more aesthetically pleasing than the substantial square "cube like" building which would result if the appeal decision were to be implemented.

The clubhouse will serve both the proposed golf courses.

With regard to the ancillary building, the proposal is to convert and carry out considerable alterations to the existing rectangular agricultural building which is 36m. (118ft.) long and 14m. (46ft.) wide.

The building is sited mid-way between the proposed clubhouse and Hullbridge Road and will be to the north and east of the car parking area previously approved.

The proposal is to carry out extensive alterations and replace the existing building with a building of slightly less site coverage which will provide 638sq.m. (6,864 sq.ft.) floorspace.

The scheme will include the introduction of new pitched roofs and some small first floor dormer windows. The overall effect will be a building of more pleasing appearance of much smaller volume than that which exists. Furthermore, this will provide a harmonious visual relationship with the design concept of the proposed clubhouse which will be of a similar architectural style.

Again, the current proposal is felt to be an improvement on that which could take place following the above mentioned appeal decision and the scheme results from negotiations with the applicant to achieve an improved design.

An extensive car parking facility has been approved close to the entrance to the site. The existing farmhouse will remain to provide staff living quarters, but most of the existing farm buildings will be demolished. In total some 1,402 sq.m. (15,085 sq.ft.) of existing agricultural buildings are to be removed from the site in the immediate locality of the proposed development. This will result in a less cluttered appearance to the site.

As part of the recently approved scheme for the golf courses, two existing vehicular accesses to Hullbridge Road will be closed and the existing main access will be improved to form the sole vehicular access to the site. These improvements include the widening of Hullbridge Road and the formation of a right turn lane for vehicles north bound travelling along Hullbridge Road.

#### Planning Considerations

The Essex Structure Plan, which was adopted in 1982, and the Rochford District Local Plan, adopted in 1988, both contain policies which seek generally to resist the introduction of new development into the Green Belt. However, policies in both plans acknowledge, as a possible exception, the introduction of small scale facilities for outdoor participatory sport and recreation.

It is the current policy of the Council (Policy LT7) to encourage proposals for golf courses where parking, access and the general impact is considered acceptable and where the loss of high quality agricultural land is avoided.

The previous appeal decision has accepted the use of this site for two golf courses, together with the provision of clubhouse and ancillary facilities on a scale similar to that now envisaged.

### Consultations

Adjoining occupiers and a number of interested parties have been consulted and the application has been advertised by the display of a site notice. The application has been amended as a result of discussions with the applicant in order to achieve a more appropriate design and reconsultations/notifications have been carried out for the revised proposal.

With regard to the originally submitted scheme, the responses received include:-

**HULLBRIDGE PARISH COUNCIL** consider the buildings to be too large, overdevelopment and out of keeping.

**RAMBLERS ASSOCIATION** - consider the scheme to be unsuitable on the grounds of development out of keeping, increased traffic.

**COUNTY PLANNER** - recommends refusal considering the development not to be small scale and in conflict with Green Belt policy and is concerned over the intrusive nature of the development in the open countryside.

**THE COUNTY SURVEYOR** raises no objections subject to conditions concerning access, parking, burning areas, protection of surface water sewer, golf course layout, vehicle movements and footpaths.

One letter of support has been received commenting that the golf courses and the facilities envisaged will provide much needed recreation for the area.

As a result of the publicity given to the application, one letter of objection has been received raising concern mainly with regard to noise and disturbance.

Ward Members have requested a Section 106 Legal Agreement to control the use of the buildings and this has been suggested to the applicant who is considering this matter.

### CONCLUSION

In view of the appeal decision and the more recent planning history, no objection, in principle, is seen to this proposal. The applicant has made significant improvements to the application to improve the design of the proposed buildings.

The new access, highway alterations and the car parking provision previously approved will provide an acceptable vehicular access to the site and sufficient on-site car parking facilities.

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D.3

F/0513/90/ROC RAYLEIGH

R/O 107-115 DAWS HEATH ROAD RAYLEIGH

FIVE DETACHED BUNGALOWS WITH ATTACHED GARAGES AND PRIVATE DRIVE ACCESS OFF HARDWICK CLOSE

Applicant: DEARMAN DEVELOPMENTS LTD

Zoning: Residential.

Frontage: 10.09m per plot. Depth: 30-34m. Density: 12.2d.p.a.

APPROVE:

01 COMMENCE IN 5 YEARS

02 NON STANDARD CONDITION

Before the development is commenced, the private drive, together with the access to Hardwick Close, shall be fully constructed in accordance with details to be submitted and approved in writing by the Local Planning Authority.

03 PRIVATE DRIVES-SURFACE FINISH

04 ACCESS-TURNING SPACE PROVIDED

05 GARAGES AND HARDSTANDINGS

06 MATERIALS PROVISION OF SAMPLES

07 LANDSCAPING SCHEME - DETAILS

08 TREE AND SHRUB PROTECTION

09 DETAILS OF MEANS OF ENCLOSURE

10 DETAILS OF SCREENING

11 PD RESTRICTIONS PRIVATE DRIVES

12 PD RESTRICTIONS-DORMER WINDOWS

13 PD RESTRICTIONS-DWELLINGS

14 RETENTION OF WINDOW PATTERN

15 OBSCURE GLAZING

REPORT:

Consideration of this application was deferred at the last Committee to enable a Member site visit to take place. Members visited the site on 3rd November, 1990.

A 0.4 acres site situated at the rear of residential properties fronting Daws Heath Road (Nos. 107-115) and Hardwick Close. There is a limited frontage to Hardwick Close. To the north is the Council owned two storey flat development of Hardwick House and the adjacent Council owned allotments.

The site includes some Council owned land adjacent to Hardwick House to provide vehicular access to the site.

The application is for the erection of five detached two bedroom bungalows, each with a garage and parking space, to be accessed from a proposed private drive.

THE COUNTY SURVEYOR has raised no objections subject to conditions concerning parking and the form of the private drive.

THE RAYLEIGH CIVIC SOCIETY object to the proposal on the grounds of unsuitable backland development; overdevelopment; close proximity to Hardwick House and loss of amenity; precedent for further backland development in the area surrounding the allotment site. The Society consider there is scope for only two bungalows on this site.

Following NEIGHBOUR consultation and the display of a site notice, four letters of objection have been received raising concern mainly with regard to; noise/disturbance; precedent for further backland development; poor access; possible future development of allotment site with access from Daws Heath Road; overdevelopment; increased traffic and pollution; parking; traffic danger; loss of landscaping; cramped development out of character and loss of amenity.

In addition, a petition of objection signed by some 54 RESIDENTS of Hardwick House and properties in Hardwick Close has been received. The petition is against any Council land being used to provide access into the site which, it is felt, could lead to further development around Hardwick House and Hardwick Close, resulting in noise, general disturbance and loss of amenity.

The application has been amended to improve the relationship with the adjacent properties and provide a more acceptable access to the site. Reconsultations have been carried out resulting in two letters being received restating previous objections. In addition, two letters have been received raising no objections to the buildings, but raising concern mainly with regard to access, increased noise/disturbance, traffic danger and problems during the construction period. A PETITION of support has also been received containing four signatures.

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

4.

CU/0712/90/ROC PARISH OF ROCHFORD

FLIGHTS SPORTS & LEISURE COMPLEX AVIATION WAY ROCHFORD

CHANGE OF USE FROM SPORTS AND LEISURE CENTRE TO HOTEL

Applicant: SOUTHEND LEISURE LTD

Zoning: Industrial Use.

Frontage 100m. Depth: 90m. (acreage). Site Area: 0.91 ha (2.25 acres)

APPROVE:

01 COMMENCE IN 5 YEARS

02 MATERIALS FOR EXTERNAL USE

#### 03 NON STANDARD CONDITION

Notwithstanding the submitted plans, no window openings or other alterations shall be made to the external appearance of the building until detailed 1:50 elevational plans have been submitted to and agreed in writing by the Local Planning Authority. All works are to be in accordance with such plans.

#### 04 PARKING AREA-PROVIDE & RETAIN

#### 05 LANDSCAPING SCHEME - DETAILS

#### REPORT:

The applicant has submitted a letter accompanying the application outlining the existing usage of the sports centre. It explains that whilst it is busy mid-week evenings Monday to Thursday, as is the restaurant on Saturday evenings and Sunday lunchtimes and the function rooms on Saturday evenings, the complex is under-utilised at other times.

The application proposes the change of use of the existing sports and leisure centre to a 39 bedroom hotel - 16 singles and 23 double bedrooms. This is achieved without any extension to the building but by conversion of existing recreational areas and provision of a first floor within six of the squash courts. Whilst some 60% of the existing floorspace will remain little changed as the restaurant reception areas, lounge, etc. lend themselves to use within the proposed hotel and other facilities such as gym, a squash court, snooker room, sauna are also to be retained along with two function rooms.

As far as the external appearance of the site is concerned, the two main changes will be the provision of additional car parking space and fenestrating the existing mainly blank walls. Car parking is being increased to some 138 spaces which exceeds the minimum requirement of 120 for this proposal. There is also ample scope to increase this provision further towards the rear of the site. As for the fenestration, the applicant admits that the current plans are rather crude and if the principle is acceptable he is quite willing for any approval to be conditional on this aspect.

The site falls within Aviation Way Estate to the west of the airport, land allocated Primarily for Industrial Use in the District Plan. This does not preclude other uses, indeed, the site is not presently industrial nor is the large site opposite comprising Roller City and function rooms. Thus, this conversion will not result in any real reduction in industrial base of the District.

The views of the nearby hotelier detailed below are appreciated, nonetheless, competition does not form a basis to resist this proposal.

The FIRE OFFICER and HEAD OF ENVIRONMENTAL SERVICES have no adverse comments, whilst the COUNTY SURVEYOR has no objection subject to standard car parking requirements. The C.A.A. has no safeguarding objections. SOUTHEND BOROUGH COUNCIL'S views are awaited and any views expressed will be reported verbally to the Committee.

The nearby Airport Moat House has submitted a strong objection to the proposal pointing out that it has 65 well equipped bedrooms, together with extensive conference, banqueting and restaurant facilities. That it can supply the needs of business persons and traveller. Occupancy levels fluctuate and it is seldom full. This proposal would be in direct competition, diluting the diminishing business in the area. Demand does not exist for two hotels in Aviation Way.

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5.

CU/0713/90/ROC RAYLEIGH

70A HIGH STREET RAYLEIGH

CHANGE OF USE FROM CLASS A1 RETAIL TO CLASS A2 FINANCIAL AND PROFESSIONAL SERVICES

Applicant: ABBEY NATIONAL PLC

Zoning: Prime Shopping Area.

Frontage: 13ft.

Subject to a Section 106 Agreement being signed by the applicant securing the change of use of No. 47 from an A.2 use to an A.1 use.

APPROVE:

01 COMMENCE IN 5 YEARS

01 NON STANDARD INFORMATIVE

The applicant's attention is drawn to the fact that this site lies within the Rayleigh Conservation Area and the need to obtain planning permission for any shopfront alterations, which should be of a high standard to enhance the Conservation Area.

02 LEGAL AGREEMENT

REPORT:

This property lies on the west side of the High Street just north of The Crown Public House. It is a mid-terraced unit about 14ft. wide and accommodates an opticians shop on the ground floor which is recessed by about 10ft. giving it little prominence and creating a 'break' in the retail frontage. There is salon above, which is the subject of a completely separate tenancy (as advised verbally by the agents) and unaffected by this proposal.

This resubmitted proposal which was withdrawn previously at the applicant's request is for a building society located at No. 47 on the east side of the Road to exchange premises with the opticians at 70a; No. 47 has a 5m. frontage. The building society also intend to occupy the larger unit next door at No. 70 currently in use as a fish and chip shop, an A3 use, and the change of use to A.2 that this represents will not require planning permission.



The net result of the exchange will be an increase in A.1 retail frontage in the prime shopping area of an extra 3ft. Currently about 77.5% of the frontage in the prime area is in A.1 retail use and that figure will, of course, be marginally improved. On this basis, provided the change of use of No. 47 from A.2 to A.1 is secured by a Section 106 Agreement as such a change of use does not require the grant of express planning permission by virtue of the provisions of the current General Development Order), no planning objections are raised to this proposal, particularly as it will help to 'break up' a concentration of non A.1 retail uses at this point whilst not creating a similar bunching in the vicinity of No. 70A, thus enhancing the frontage on the east side of the street. The site is very close to town centre car parks and parking in a rear service area also exists.

No LETTERS OF REPRESENTATION have been received.

THE RAYLEIGH CIVIC SOCIETY raises no objection nor does the COUNTY SURVEYOR, the NATIONAL RIVERS AUTHORITY or the HEAD OF ENVIRONMENTAL SERVICES.

An informative on the decision notice is recommended drawing the applicant's attention to the fact that this site lies within the Conservation Area and advising of the need to obtain planning permission for any shopfront alterations, which should be of a high standard to enhance the Conservation Area.

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6.

F/0458/90/ROC RAYLEIGH

35 LONDON HILL RAYLEIGH

ENCLOSED SWIMMING POOL

Applicant: MR & MRS B GUNNER

Zoning: Residential (Conservation Area, Historic Core  
adj.Ancient Monument)

Floor Area: 98sq.m. (1054sq.ft.)

APPROVE:

01 COMMENCE IN 5 YEARS

02 NON STANDARD CONDITION

The materials used in external construction shall include natural slates to the roofs, all new brickwork shall be built in Flemish bond, new external rendering shall be smooth finished with a wood float and all new joinery windows, doors, etc. shall be finished white. Furthermore, samples of all materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the use of these agreed materials strictly adhered to.

03 TREE AND SHRUB PLANTING SCHEME

04 TREE PROTECTION - CONSTRUCTION

#### 05 NON STANDARD CONDITION

The eaves height of the building shall not exceed 2.25m. (approx. 7ft.3ins.) as indicated on the submitted drawing No 394-9C from the existing natural ground level shown on the above and drawing No. 394-10.

#### 06 NON STANDARD CONDITION

Except for works connected with the provision of the "WC" and "SHWR" projection indicated on drawing No. 394- 9C or as may be specifically agreed in writing by the Local Planning Authority, the earth banking to the east of the proposed building shall not be excavated or undermined in any way (including means of drainage provision). No backfill shall be placed around the oak tree which will in any way alter the profile of the exiting bank. The existing bank shall be retained and stabilised via planting referred to at Condition 3 to the satisfaction of the Local Planning Authority. Furthermore, details of any means of surface water drainage which is likely to affect the bank shall be submitted for the approval in writing of the Local Planning Authority prior to commencement.

#### 07 ARCHAEOLOGICAL RECORD

#### 08 NON STANDARD CONDITION

Except where otherwise required by the terms of conditions imposed on this permission, the development shall be carried out in accordance with the details shown on the revised and additional plans, drawing Nos. 394-9C and 394-10 respectively. and dated 29th August, 1990.

#### 09 NON STANDARD CONDITION

Details for the arrangement for the disposal of pool water shall be submitted to the Local Planning Authority and agreed in writing prior to the commencement of the development.

#### REPORT:

This delegated item is before Members in view of the sensitive nature of the site and its planning history. A previous application (ROC/551/89) was refused under delegated powers on 28th September, 1989 for a similar scheme to that now proposed. The refusal notice was issued on balance in the light of views expressed by NATIONAL HERITAGE on the effect it would have on the setting of the Rayleigh Castle Scheduled Ancient Monument No. 39.

The present proposal has a ridge height which is half a metre higher than the previous scheme but is of a better design with a pitched roof over the whole building.

It follows negotiations and detailed advice from the County Planner's Specialist Adviser who considers it broadly acceptable provided the materials and details are satisfactory and relevant conditions imposed.

ENGLISH HERITAGE comment that they have given careful thought to the planning application and feel that it would be difficult to sustain the argument that a swimming pool would seriously damage the setting of the scheduled ancient monument. They note that the design of the pool has been amended to show a more appropriate pitched roof over the changing room complex and confirm that the proposed building is not within the boundaries of the scheduled ancient monument and scheduled monument consent is not required. They recommend condition 8.

THE RAYLEIGH CIVIC SOCIETY are less sympathetic to the scheme and its impact on The Mount and request that both English Heritage and the National Trusts' views be sought. They note the appearance of the building is less intrusive than previously proposed and a number of trees are to be retained and express reservations, including potential damage to watercourses below The Mount area and related stability of the land. If granted they support the imposition of Condition 8.

THE NATIONAL TRUST have similar reservations to those expressed by THE RAYLEIGH CIVIC SOCIETY and are particularly concerned about the effect on the trees.

Three LOCAL RESIDENTS have expressed similar views to the Rayleigh Civic Society and National Trust and are also concerned about the means of drainage which is covered by Condition 10.

With reference to the trees the views of an independent tree expert (tree surgeon and arboriculturist) were sought and submitted by the applicants. He identifies nine trees adjacent to the development, one of which (the sycamore due south east of the house) he feels should be removed due to previous storm damage. The remaining trees (except a lombardy poplar) have root systems which grow into the bank, though some of the roots of the oak extend westwards into the site. The lombardy poplar is some distance away to the south of the swimming pool. He summarises that to retain the form of this bank and reduce the amount of erosion to it, a retainer of some form is desirable, either in the form of a wall, cordwood wall or planting of ground cover species to hold the bank together.

On balance it is thought the tree screen will not be significantly eroded by the development.

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7.

F/0648/90/ROC ROACH GROUP

389 LITTLE WAKERING ROAD LITTLE WAKERING

REAR CONSERVATORY AND PERGOLA

Applicant: MR N APPLETON

Zoning: Residential.

Floor Area: 18sq.m. (194sq.ft.)

APPROVE:

01 MATERIALS TO MATCH EXISTING

02 OBSCURE GLAZING

REPORT:

Roach Group Parish Council - no comments.

This application would normally be delegated to the Director of Development to determine but is brought before the Committee as the neighbour who objects to the application in its present form is the Ward Member. He occupies 387, Little Wakering Road, the property immediately to the south of the application site.

The proposal is partially built (brick plinth and window framing) and the applicants are seeking to regularise this, together with the further works necessary to complete the extension which projects to a maximum depth of 2.895m. (9ft.6ins.) and is set 570mm. (2ft.) from the side screen fence separating the two properties.

The rear face of the conservatory will line through approximately with the rear face of a single storey extension to the neighbour's property.

The neighbour refers to the previous several extensions to the bungalow, and that the conservatory will look directly into their bedroom window. He suggests two conditions to make the scheme acceptable to him :-

1. The conservatory be set 1m. (3ft.3ins.) from the boundary.
2. The windows facing the boundary are obscure glazed.

The applicant has been approached on these matters and is content to obscure glaze the windows as per Condition 2 but is not prepared to re-site the flank wall further from the boundary.

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8.

F/0649/90/ROC PARISH OF HAWKWELL

25 BELCHAMPS WAY HAWKWELL

FIRST FLOOR REAR EXTENSION

Applicant: MRS D BAILEY

Zoning: Residential.

APPROVE:

01 COMMENCE IN 5 YEARS

02 MATERIALS TO MATCH EXISTING

REPORT:

This application would normally fall within the delegated scheme to the Director of Development to determine. However, the proposal has generated objection from the occupiers of the adjoining semi-detached property and following consultation and a site visit the Ward Members felt the application ought to be reported to the Committee.

The property is a semi-detached house, occupying a corner plot. The proposal is for a modest single storey extension above part of an existing ground floor rear extension, to provide an en-suite shower and w/c facility to the main bedroom of the house. The extension would project out 1.225m. x 2.55m. wide and is set 175mm. off the common rear boundary.

The objector refers to the history of applications for residential development to the rear of the properties and that this extension would perpetuate the erosion he has been suffering to the enjoyment of the amenities of his dwelling.

Alternatives have been discussed with the applicant and objector involving the Ward Members. However, the applicant considers these would not provide such a satisfactory arrangement. In particular, the options canvassed involve a significant reduction in the window proposed to serve the bedroom (which is already notably smaller than the one that exists at present) and its repositioning with the principal outlook not over their own rear garden but that of the objector's. Another option moves the extension further off the boundary but necessitates a deeper extension which would maintain a similar angle relative to the objector's first floor bedroom window.

Although the extension is built off the roof of the existing flat roofed ground floor extension and marginally fails the normal 45 degree policy, it is modest, well designed with a hipped pitch roof.

9.

F/0664/90/ROC PARISH OF HAWKWELL

23 POPLARS AVENUE HAWKWELL

ERECT ONE DETACHED HOUSE AND ONE DETACHED CHALET WITH INTEGRAL GARAGES

Applicant: KNOLLCRAY DEVELOPMENTS

Zoning: Residential.

Site Area: .11ha..27a; Depth: Plot 1 - 52m.(162sq.ft.) Plot 2 - 52m.(162sq.ft.) Floor Area: Plot 1 - 147sq.m.(1476sq.ft.) Plot 2 - 173sq.m.(1736sq.ft.) Density: 22d.ha (9d.a.)  
Site Width: Plot 1 - 9.2m.(30ft.); Plot 2 - 9.2m.(30ft.)

Delegate to the Director of Development pending response from neighbouring occupiers to revised plans and subject to a Legal Agreement to ensure the dwelling on plot 2 is not occupied until the issue of drainage capacity in the area is resolved.

APPROVE:

01 COMMENCE IN 5 YEARS

02 MATERIALS PROVISION OF SAMPLES

03 GARAGES AND HARDSTANDINGS

04 NON STANDARD CONDITION

The vehicular accesses to plots 1 and 2 shall have a minimum width of 5m. splayed to 7m. wide dropped kerb crossing. Furthermore, there shall be no obstruction to visibility above the height of 600mm. on the site frontage and to a depth of 2m. indicated by the letters A, B, C, D and hatched on drawing No. RH6997:90A returned herewith.

05 600MM BRICK WALL TO THE FRONT

06 GARAGES INCIDENTAL TO DWELLING

07 DEVELOPMENT AS PER PLAN

08 LANDSCAPING SCHEME - DETAILS

09 HEDGEROWS-ADDITIONAL PLANTING

10 DETAILS OF SCREENING

11 OBSCURE GLAZING

REPORT:

The applicants are seeking to develop a site which houses a single detached bungalow. The surrounding development within Poplars Avenue comprises a mixture of houses, chalets, bungalows and bungalows with rooms in the roof on plots which differ in size.

The application site itself is adjacent to two purpose built chalets (25 and 25A) to the west and a vacant site immediately to the east. Planning permission was refused on the latter for two detached houses with integral garages for sewerage embargo reasons only on 29th November, 1989 (ROC/797/89) refers.

The proposed dwelling to Plot 1 immediately adjacent to No. 25 is also of a chalet style design with integral garage. The property to Plot 2 will be a house.

ANGLIAN WATER SERVICES LTD. object as the sewerage system in this area is up to design capacity and needs improvement before further development can be accommodated and is the reason the recommendation carries a Legal Agreement under Section 106 of the Town and Country Planning Act, 1990.

Two LOCAL RESIDENTS have objected to the scheme. The occupier of No. 25 next door is concerned that he will suffer loss of light to his kitchen and bedroom windows and loss of amenity and privacy if the natural cover to the common boundary is removed during clearance works. The occupant of Gables, Mount Bovers Lane is anxious that the natural cover to the rear boundary may be lost or depleted during the course of construction.

With reference to the first objection there is an existing garage on the site immediately opposite the kitchen window, together with substantial natural cover, and the bedroom windows are secondary to the main ones which face front and rear. That part of the dwelling on Plot 1 adjacent to the boundary is single storey (albeit with pitched roof) and complies with Local Planning Authority policy. The natural cover referred to is dealt with by Condition 10.

F/0675/90/ROC PARISH OF HOCKLEY23A HIGHAMS ROAD HOCKLEY

TWO SEMI-DETACHED HOUSES WITH INTEGRAL GARAGES

Applicant: MR S R LEE

Zoning: Residential.

Depth: Approx. 53.0m. (173ft.)

Site Width: Approx. 18.59m. (60.10ins.)

REFUSE:

01 NON STANDARD REFUSAL

The proposed dwellings, by reason of their siting, depth, height and bulk in close proximity to neighbouring dwellings, would have a dominant and overbearing impact on the occupiers of these properties contrary to Policy H9 of the Rochford District Local Plan.

02 NON STANDARD REFUSAL

The development would result in a cramped and overpowering feature out of character with the other properties in the vicinity and detrimental to the street scene by reason of its height, bulk, design and the limited isolation space between the building and the adjoining dwellings. As such this would, again, be contrary to Policy H9 of the aforementioned Plan.

03 NON STANDARD REFUSAL

The parking provision to the development is considered to be inadequate and would result in on-street parking to the detriment of highway safety. The parking spaces to the front of the garages are below the Local Planning Authority's adopted policy minimum of 6m in length and three spaces per 4-bed house as required by Policies H9 and TP15 of the aforementioned Plan. Furthermore, as proposed, the area of hardsurfacing to the front of these garages is insufficient to allow reasonable vehicular access into and out of those buildings.

04 NON STANDARD REFUSAL

The sewerage system serving the site is at capacity and the flows generated by the proposal are likely to create further flooding of properties with the resultant risks to public health.

REPORT:

This site has been the subject of several proposals recently and Members will recall delegating a previous application (OL/0445/90/ROC) for a pair of semi-detached houses, to the Director of Development to determine on the completion of a Legal Agreement. The agreement was to prohibit the occupation of one of the two dwellings until the "sewage embargo" was lifted. It was considered that this previous application overcame the various objections to an earlier proposal (ROC/1011/88) for two detached dwellings - which was dismissed on appeal - and a similar proposal (ROC/091/90) which is now the subject of an appeal. The current application, although comprising a pair of semi-detached dwellings, has similar objectionable factors as those two applications which were previously refused.

NATIONAL RIVERS AUTHORITY has no objections.

A total of fifteen letters from thirteen addresses have been received from NEIGHBOURS objecting on the following grounds :-

Overdevelopment; out of keeping; cramped; overlooking; loss of trees; further car parking/traffic; loss of light to adjoining dwellings; unattractive and heavy appearance/poor design; precedent for similar development; inadequate infrastructure, e.g. medical facilities, drainage. Several letters referred to inaccuracies in the plans and the need to remove "permitted development rights" if permission were to be given.

11.

F/0692/90/ROC PARISH OF ASHINGDON

ADJ ASHINGDON COUNTY PRIMARY SCHOOL FAMBRIDGE ROAD ASHINGDON

CHANGE USE OF LAND FOR LAYOUT CAR PARK AND CONSTRUCT NEW ACCESS

Applicant: ASHINGDON SCHOOL CAR PARK TRUST FUND

Zoning: M.G.B.

Depth: 149m.

APPROVE:

01 COMMENCE IN 5 YEARS

02 NON STANDARD CONDITION

Prior to the commencement of the development hereby permitted, and notwithstanding the details shown on the approved plan, details of the access and egress to the site, traffic circulation and parking layout shall be submitted to and approved, in writing, by the Local Planning Authority. These details shall also include footpaths, fences and planting to be provided within the site.

03 NON STANDARD CONDITION

Prior to the laying out of the car park and to its first use, a sight visibility splay 2.4m. x 90m. shall be provided in a southerly direction and shall contain no obstruction above 1m. in height above carriageway level.

REPORT:

ASHINGDON PARISH COUNCIL - The access to the car park could become restricted in view if two vehicles are at the junction at any one time but, apart from that, no objections.

The site is to the north of the existing school playing field and has previously been used for agricultural purposes. It is proposed to provide a parking area for some 50 cars, for use by visitors to the school, particularly parents delivering and collecting the children. At present this casual parking takes place on the Ashingdon Road and Fambridge Road, causing obstruction and danger. It is, therefore, considered that the principle of providing off-street parking should be encouraged. However, Essex County Council as Highway Authority has recommended that permission be refused



because insufficient land is available within the applicant's control to provide acceptable visibility, which would result in an unacceptable degree of hazard to all road users, to the detriment of highway safety. For this objection to be overcome, visibility splays measuring 2.4m. by 90m. in each direction, with no obstruction above 1m. in height, would need to be provided. This could be provided to the south of the access, but the applicant's agent advises that the owner of the land to the north is unwilling to allow the use of any additional land, or the cutting down of the existing hedgerow.

Despite the objections on highway grounds, it is considered that the proposal would provide safer traffic and parking conditions. Subject to revisions to the access/egress and the provision of a sight splay to the south, i.e. for the oncoming traffic, it is considered that the proposal should be accepted.

12.

F/0699/90/ROC PARISH OF STAMBRIDGE

BROADOAKS STAMBRIDGE ROAD ROCHFORD

DETACHED HOUSE INCORPORATING GRANNY ANNEX

Applicant: MR E FRANCKS

Zoning: M.G.B.

Floor Area: 178.5sq.m. (1921sq.ft.) :

REFUSE:

01 GREEN BELT - STANDARD REASON - RFR9 - and:

It is the opinion of the Local Planning Authority that, in this case, there is not a significant viable use of land taking place, which would necessitate a worker being resident on the site, sufficient to justify overriding the strong presumption against development in the Green Belt. Furthermore, it is considered that the proposed development is excessive in the light of the above policies and would result in an imposing and bulky building detracting from the character and appearance of the M.G.B.

REPORT:

A caravan was first sited on this land in 1964, following the grant of temporary planning permission by the Department of the Environment on appeal, to allow the appellants time to establish a poultry farm and market garden on the land. Temporary permissions continued until 1973, when permission was refused because of the lack of justification on agricultural grounds. By 1974 the market garden had been abandoned, and an application to establish a horse stud and livery, in addition to the poultry farm, was dismissed on appeal. A Enforcement Notice in respect of the unauthorised caravan was served on 5th September, 1979. A subsequent appeal against this and the non-determination of an application to convert the existing buildings to form stables for equestrian purposes and to install an all weather exercise area resulted in the Enforcement Notice being quashed on a technical point and planning permission being granted for the equestrian use, subject to several

conditions. The Inspector stated that, had the Enforcement notice been valid, he would have allowed the caravan to remain on the land for a further period of 2 years, when the position could be reviewed in the light of progress made in the setting up of the business. The Inspector's decision was dated 30th April, 1981.

Since then, although a technical commencement has been made, very little work has been carried out on the site, and the caravan remains unauthorised. Therefore, almost 10 years on, the rate of progress does not suggest a serious and viable enterprise. There may in fact be insufficient justification to allow even the retention of the caravan, and there is certainly no justification to allow a permanent dwelling on the site at the present time. Even if there were, the bulk & size of the dwelling proposed is considered excessive. Furthermore, medical circumstances put forward regarding the applicants mother who we understand resides in the mobile home that she ought to be in a permanent dwelling are regretted, but these are not sufficient to justify the relaxation of normal green belt policy.

13.

F/0709/90/ROC PARISH OF HOCKLEY

HOCKLEY STATION STATION APPROACH HOCKLEY

CONSTRUCTION OF A 30 METRE RADIO TOWER WITH CELLULAR RADIO AERIALS AND AN ADJACENT RADIO EQUIPMENT BUILDING

Applicant: TELECOM SECURICOR CELLULAR RADIO LTD

Zoning: Residential.

REFUSE:

Q1 NON STANDARD REFUSAL

In the opinion of the Local Planning Authority, the proposed erection of a 30m. Lattice Mast and array of aerials to be installed thereon would, by reason of its excessive height, prominence over a wide area and impact of the aerials about its top, represent an unacceptable intrusion and impact in the heart of the built up area of Hockley to the detriment of the amenity and character of the area.

REPORT:

Application Proposal

The proposal is to erect a 30m. mast with a ring of 6 No. Sector Antennae positioned just below its top and 3 No. Omni Antennae rising above the top of the mast. The associated equipment building is little more in size than a domestic garage 5.1m. x 8.6m. with a pitched roof.

The site is on British Rail land at Hockley Station at the western end of the car park area beside the existing 20m. mast erected by British Rail under permitted development provisions for rail transport operational purposes.

The applicants explain that they have been unable to take up the permission for the similar 30m. mast and aerials on the adjacent Foundry Industrial Estate as the owner is now pursuing alternative proposals. Instead, the

intention is to share the radio station with British Rail, replacing the existing 20m. mast with a new 30m. one. All apparatus will be fitted to the new tower and the old one demolished.

#### Relevant History

Members will recall the planning permission granted for the Foundry site (ROC/910/89) followed on from arrangement made at the 17th October, 1989 Development Services Committee. At this Committee, the applicant's representatives explained the Company's requirements.

The cellular nature of the radio telephone system meant the applicants required to secure in Hockley an installation within roughly a 2 kilometre radius of Trinity Wood, Greensward Lane. This would provide the necessary cell unit. Unfortunately, no existing structure or building was available to them.

The representatives agreed to meet with a Panel of Members and Officers to investigate alternative sites to their own site at Gladstone Road Telephone Exchange. This was at the request of the Committee for Members wished to find a more appropriate site to that at Gladstone Road where the applicants were intending at the time to erect a 15m. mast under permitted development provisions. The Gladstone Road site is on much higher ground amidst a residential area, whereas Members viewed the Eldon Way Industrial Estate as a more acceptable site. Hence, the application and permission on the Foundry site.

The applicants have confirmed that despite the approved installation at the Electricity Sub-Station, Rayleigh (beside the A130) or, indeed, any other likely sites, the criteria for the Hockley cell remains the same.

#### General Considerations

Any such mast on any urban location within Hockley is clearly going to be visible from a wide area, particularly given the bulky array of aerials proposed. Also, generally, the taller the installation the wider its impact. What is more, any site is likely to generate local opposition.

It was the previous Panel's opinion that the Foundry Site was less visually sensitive than Gladstone Road and found it to be, on balance, acceptable. The recommendation was made accordingly and the Planning Services Committee concurred.

The current application as with the earlier Foundry site proposal is proving extremely controversial. It is located marginally closer to residential properties to the north of the railway line, it is outside industrially zoned land, but is very near the other side, set within a railway cutting with natural screening. There is little between the sites in terms of ground level, nor overall in planning terms is there a great distinction between the two.

Clearly, the earlier decision of the Committee was not arrived at lightly and followed a number of Panel meetings and was reported to three consecutive meetings from 16th November, 1989 through to 11th January, 1990. On re-consideration, Officers are concerned that the 30m. mast and bulky array of aerials will be visually intrusive within this urban setting and Members may agree, on reflection, that the balance weighs against rather than for such a structure.

It should be borne in mind, however, that it remains open, at any time, for the applicants to revert back to their 15m. "permitted development" mast at Gladstone Road.

#### Consultations

CIVIL AVIATION AUTHORITY and THE HEAD OF ENVIRONMENTAL SERVICES raise no adverse comments.

BRITISH RAIL and ESSEX POLICE have both submitted holding replies. Any further replies will be reported verbally to the Committee.

HOCKLEY PARISH COUNCIL and HOCKLEY RESIDENTS ASSOCIATION are both strongly opposed to this application on generally similar grounds due to the excessive height of the mast and bulky collection of aerials, refer to Council and Department of the Environment's refusal of a 40ft. gantry crane, precedent if this is permitted, it would negate the Local Planning Authority policy of trying to provide tree screens to industrial sites, a clear policy is required and sharing of sites ought to be fully explored. The 45ft. permitted development height effectively recognises structures above this are likely to be unacceptable in Residential areas. Both organisations request a site meeting.

#### Residents' Views

A PETITION strongly objecting to the proposal as it is out of keeping with a residential area and will spoil the character of Hockley has been submitted from some 369 households, most of these being properties in Hockley but some from Hawkwell, Ashingdon, Rochford, Canewdon, etc.

Individual letters of objection have been submitted from 23 Hockley addresses. These are mainly from local roads, Bramerton Road, Broad Walk, Broadlands Avenue, Meadow Way, Mount Avenue, Mount Crescent, Oak Walk and Plumberow Avenue, and object in the main to the visual impact of the proposal in the heart of Hockley. Reference is also made to other matters such as radio interference and traffic generations, etc.

One letter submitted states that as long as no radio interference is experienced then no opposition would be raised.

14.

RM/0703/90/ROC RAYLEIGH

R/O 19-21 CASTLE ROAD RAYLEIGH

ERECT TWO STOREY BLOCK OF FOUR 1-BED STARTER FLATS WITH GARAGES AND PARKING AND ACCESS OFF CASTLE CLOSE (DETAILS)

Applicant: MR B C WILKINSON

Zoning: Residential.

Depth: 13.5m. Floor Area: 40sq.m. each

Site Width: 33.5m. Site Area: 452.25sq.ft.

APPROVE:

01 NON STANDARD CONDITION

Prior to the occupation of the building hereby permitted, the ten parking spaces (including the four 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. Furthermore, such space shall be maintained thereafter free of any impediment to its designated use. Four of these spaces shall at all times remain available to the occupiers of 19 and 21, Castle Road on the basis of two per dwelling and the remaining six spaces shall be retained on a communal basis for the four 1-bed units hereby approved.

02 NON STANDARD CONDITION

The brick detail to the front posts and tile finish to the roof of the block of four garages shall match the finishes approved to the main building providing the flats.

03 NON STANDARD CONDITION

Notwithstanding the submitted plan, revised details shall be submitted showing the wrought iron screening details and means of enclosure flanking the access onto Castle Close and shall be agreed in writing by the Local Planning Authority prior to the commencement of the development.

REPORT:

This application follows up OL/0232/90/ROC approved at the Planning Services Committee 17th May this year.

The plan now submitted is the same as that considered before but with more details thereon. Members may recall adding an extra condition to the outline consent restricting the height of the means of enclosure along Castle Close to not more than a metre, and to a height not greater than 600mm. within the 2.1m. x 2.1m. visibility splays either side of the new access. However, the reduction in the height of the proposed wall would cause the garden area to lose privacy, would open up views of the parking area and the applicant feels such a reduction in height would be inappropriate given the elevational treatment proposed, that the 1.8m. screen wall is broken into three short lengths and that a 1.8m. screen fence exists along the entire frontage. At present it is considered that the proposal, including the screen walling, is acceptable.

The building will be finished in second hard stock facing brick with the eills and string courses in a red stock facing. The roof tile will be a concrete dark grey smooth faced 'Ludlow' and the fenestration detail will be manufactured from white u.p.v.c.

RAYLEIGH CIVIC SOCIETY consider the colour of the bricks should be in keeping and the use of the red bricks minimised. Also that the garage roof pitch is only 30 degrees and that with the main building at 35 degrees pitch, the main building will appear too high in comparison with other properties in Castle Road.

THE HEAD OF ENVIRONMENTAL SERVICES has no adverse comments to make.

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DELEGATED PLANNING DECISIONS - 15th NOVEMBER, 1990

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

APPROVALS

- ROC/281/88 Extensions and alterations to roof of approved clubhouse at Ballards Gore Golf Club, Apton Hall Road, Canewdon - D & J. J Caton.
- ROC/1115/88 Siting of a mobile residential caravan at Ribbonsdale Nurseries, London Road, Rayleigh - Mr. R. W. Burkey.
- F/0331/90/ROC Single storey front extension and extend front dormer at 28, Link Road, Rayleigh - Mr. Pottrill & Mrs Leggitt.
- F/0570/90/ROC Single storey side and rear extensions and pitched roof on existing front extension at 8 Hambro Avenue, Rayleigh - Mr. & Mrs. Hinton.
- F/0577/90/ROC Detached garage & store to side at Nursery Lodge, Hullbridge Road, Rayleigh - Mr. Mead.
- F/0597/90/ROC Front and rear dormers at Rozal, Church Road, Ashingdon - Mr. E. Bailey.
- F/0613/90/ROC Two storey side extension at 10, Tillingham Way, Rayleigh - D. Pearson.
- F/0619/90/ROC Two storey side extension incorporating integral garage at 8, Tillingham Way, Rayleigh - Mr. & Mrs. M.J. Bacon.
- F/0620/90/ROC Single storey rear extension and extend existing rear dormer at 6, Eastcheap, Rayleigh - D. E. Cross.
- F/0631/90/ROC Single storey rear extension at 48, Lascelles Gardens, Rochford - M. Comte.
- F/0639/90/ROC Demolish existing extension and replace with two storey side extension incorporating integral garage at 75, Little Wakering Road, Little Wakering - Mr. Day.
- AD/0640/90/ROC Illuminated Sign at 75 Grove Road, Rayleigh - M. Ferrari.
- F/0656/90/ROC Front porch and detached garage at 10, Winbrook Road, Rayleigh - C. Buckley.

001620

F/0660/90/ROC Single storey and two storey rear extensions at Glen Cottage, Sutton Road, Rochford - Mr. P. South.

F/0667/90/ROC Rear conservatory at 4, Brook Close, Rochford - Mr. & Mrs. M. Crammond.

F/0672/90/ROC Change hipped roof to flying hip, incorporating front and rear dormers at 20, Cordelia Crescent, Rayleigh - Mr. M. Dyerson.

F/0673/90/ROC Two storey side extension incorporating integral garage at 30, Willow Drive, Rayleigh - P. Hares.

F/0684/90/ROC Two storey rear extension and conservatory at 100, Eastwood Road, Rayleigh - G. Roberts.

F/0686/90/ROC Extend conservatory at rear at 15, Upway, Rayleigh - Barry Batson.

F/0687/90/ROC Two storey side extension (revised size 6m. wider to previous no. ROC/846/89) at 25, Hullbridge Road, Rayleigh - J. Buckley.

F/0689/90/ROC New shopfront at 17, Eastwood Road, Rayleigh - Mr. J. Tremain.

AD/0690/90/ROC Replace existing illuminated fascia and projecting box sign with new at 17, Eastwood Road, Rayleigh - Mr. J. Tremain.

F/0693/90/ROC Front dormer at 299, Ferry Road, Hullbridge - Mr. & Mrs. Batter.

F/0694/90/ROC Construct 18" post and chain enclosure to front garden at 1, Maine Crescent, Raleigh - Mr. B. W. G. Wood.

F/0696/90/ROC Front and rear dormers at 26, Barling Road, Great Wakering - Mr. & Mrs. N. Driscoll.

F/0707/90/ROC Alterations to pitched roof at rear at The Bramleys, Chapel Lane, Great Wakering - Mr. & Mrs. Chaney.

F/0717/90/ROC Front porch with canopy over at 2 South Avenue, Hullbridge - M. Stafford.

F/0718/90/ROC Front porch with canopy over at 4, South Avenue, Hullbridge - J. Reilly.

001621

F/0723/90/ROC

Hipped roof to flying hip to incorporate front and rear dormers, single storey rear extension and add front porch at 15 Queens Road, Rayleigh - E Bassi.

F/0728/90/ROC

Single storey rear extension at 32, Harewood Avenue, Rochford - Mr. Allen.

X  
001622



REFUSALS

F/0617/90/ROC

Hipped roof to gable end to incorporate front and rear dormers at 11, Danbury Road, Rayleigh - Mr. Dibben.

Reason

1. Would result in bulky and overbearing appearance.

F/0645/90/ROC

Two storey front and single storey side extensions at 15, Abbey Close, Hullbridge - Mrs. C. Manley.

Reasons

1. Would form an unsatisfactory relationship, by reason of its bulk and forward projection, with both the adjacent dwellings.
2. Would result in loss of a parking space.

F/0665/90/ROC

Two storey rear extension, add garage and convert existing garage into dining room at Gophe, Ellesmere Road, Ashingdon - Mr. C. R. Spiers.

Reason

1. Excessive development in the M.G.B.

F/0670/90/ROC

Single storey front and side and two storey side extensions at 1, Sheridan Close, Rayleigh - Mr. Spencer.

Reasons

1. Insufficient separation at first floor level.
2. Would create a precedent.

001623

DELEGATED PLANNING DECISIONS 15TH NOVEMBER 1990

Weekly List No. 32

APPROVALS

F/0569/90/ROC	Two detached houses with double garages (Revised Scheme) at Between 23 & 27, Western Road, Rayleigh - P. Fisher.
F/0628/90/ROC	Single storey side extension at Stambridge Village Hall, Stambridge Road, Rochford - Mrs. R. Dabbs (Clerk to Stambridge Parish Council).
RM/0633/90/ROC	Details of proposed chalets and garages plots 4, 9, & 10 and detached bungalow and garage plot 11. at Rear of 27-35 & 31, Rawreth Lane, Rayleigh - John Pring Homes Ltd.
F/0666/90/ROC	Convert chalet to house incorporating first floor extensions and pitched roof to existing single storey elements (in part) at 39, Barling Road, Barling Magna - Mr. S. Brown.

001624

DELEGATED PLANNING DECISIONS 15TH NOVEMBER, 1990

Weekly List No. 33

APPROVALS

- RM/0589/90/ROC Six detached houses with double garages and associated access road (Plots 1,2,3,4,8 & 9) (Details) at Rear of 1-23 Swayne Avenue, Hawkwell - W. H. Royer.
- RM/0635/90/ROC Layout of bellmouth & internal estate road (details) at North of Industrial Estate, Rawreth Lane, Rayleigh - Conrad Phoenix Properties Ltd.
- RM/0654/90/ROC Erect four terraced dwellings and detached block of five garages at Plots 30-33 Millview Meadows, Rochford - MBC Estates Ltd.

REFUSALS

- F/0412/90/ROC Demolish existing dwelling and erect two detached 4-bed houses with detached double garages at 58, Aldermans Hill, Hockley - C. P. Johnson.

Reason

1. Insufficient land within applicant's control.
2. Insufficient site frontage required for two detached properties.
3. Unacceptable loss of amenity.

001625

DELEGATED PLANNING DECISIONS 15TH NOVEMBER, 1990

Weekly List No. 34

APPROVALS

CU/0685/90/ROC      Siting of a mobile building for use as a scout hut at Pope John Paul II Hall, London Road, Rayleigh - Rev. Dorricott.

F/0688/90/ROC      Detached chalet bungalow with integral garage at Adj. The Cottage, Suttons Road, Great Wakering - Mr. & Mrs. Ginn.

REFUSALS

F/0651/90/ROC      Demolition of existing and erection of 3 flats with parking spaces at 56, Sutton Court Drive, Rochford - Mrs. Maskell.

Reasons

1. Overdevelopment.
2. Cramped appearance.
3. Amenity space poorly related to proposed flats.
4. Communal car parking poorly related to proposed flats.
5. Contrary to Local Planning Authority's policy.
6. Sewerage system at capacity.

001626

DELEGATED PLANNING DECISIONS 15TH NOVEMBER 1990

Weekly List No. 35

APPROVALS

- |                |   |
|----------------|---|
| F/0711/90/ROC  | Single storey rear extension at Methodist Church, High Street, Great Wakering - Trustees of the church.                                   |
| CU/0700/90/ROC | Change use of garage to store at Review Works, Websters Way, Rayleigh - Mr. Foley.  |
| F/0722/90/ROC  | Demolish existing bungalow and erect detached chalet with existing detached garage at 12, Harewood Avenue, Rochford - Mr. & Mrs. P. Nice. |

*K*

001627

DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/REVISIONS

DATE: 15/11/90

PLAN NO.	ADDRESS	DESCRIPTION
EN 90/632	65. Keswick Avenue. Hullbridge.	Alterations to staircase, internal works only.
90/665	"Beta". Chapel Lane. Gt. Wakering.	Cavity Wall Insulation.
EN 90/667	8. Hartford Close. Rayleigh.	Extend lounge by removing wall between lounge & hall. remove 2 cupboards in hall.
EN 90/666	70. Golden Cross road, Rochford.	Install 2 windows and 1 door into an existing outside wall.
EN 90/668	4. Anne Bolyn Drive, Rochford.	Single storey rear and side extension for use as granny annexe and garage.
EN 90/680	Moat farm, Chelmsford Road. Ray.	Install sewage treatment plant.
EN 90/681	7. Sunny Road. Hockley.	Strip & Retile roof.
EN 90/682	10. Hamilton Mews. Rayleigh.	Dining Room and cloakroom extension to rear.
EN 90/683	44. Church Road. Rayleigh.	Dorma in Loft.
90/545A	60. Avondale Road. Rayleigh.	Extension to side.
90/530A	2. Poplar Road. Rayleigh.	Rooms in Roof.
90/586	169. High Street. Rayleigh.	Toilets to rear.
90/635	15. Ferndale Road. Rayleigh.	Convert garage to living accommodation.
90/576	27. Ambleside Gardens. Hullbridge	Detached House with double integral garage.
90/634	31. Eastbury Avenue. Rochford.	Bedroom & En-Suite addition.
90/645	217. Eastwood Road. Rayleigh.	Alterations and Additions.
90/642	The Martyns, Church Road. Hockley.	Underpinning & Repairs.
90/630	39. King Henrys Drive. Rochford.	Proposed flat conversion.
90/584	Lentern Aircraft, Main Road. H/ley	Remidial works details to gable walls.
90/582	Orchard Thatch, Church Road. Rawreth	Underpinning.
EN 14 90/711	Land off Dogetts Close, Rochford.	Residential Development.
EN 13 90/712	Land off Dogetts Close. Rochford.	Residential Development.
90/714	137. The Chase. Rayleigh.	Cavity Wall Insulation.
EN 90/703	2. Fairmead. Rayleigh.	Garage Extension.
EN 90/708	4. Albert Close. Ashingdon.	Single Storey Extension.
EN 90/709	1/2 Beeches Farm Cottages. Beeches Road. Battlesbridge.	Change use to Guest House. including fire doors and construction of internal door.
EN 90/710	32. The Drive. Rochford.	Single storey rear extension.
90/550A	18. Kilnwood Avenue. Hockley.	First floor extension.
90/609	80-80c West Street. Rochford.	Conversion of existing dwelling to form Day Care Centre & Offices.

001628

PLAN NO.	ADDRESS	DESCRIPTION
90/597	Hotel Renouf Bradley Way. Rochford.	Lounge addition to hotel.
90/435	36/38. The Westerings, Hockley.	Erect two bungalows.
90/527A	125. Bull Lane. Rayleigh	Rear Extension.
90/637	299. Ferry Road, Hullbridge.	New dormer to landing to improve headroom of floor area at top tread.
90/647	The Bramleys Chapel Lane. Gt. Wk.	Phase 2 rear alterations to roof.
90/613	100. Eastwood Road. Rayleigh.	Rear Extension.
90/639	6. Barling Road. Gt. Wakering.	Formation of rooms in roof.
90/699	Lower Barn Farm. London Road. Ray.	Reroofing existing stable/store.
BN 90/720	4. Broad Walk, Hockley.	Remove chimney breast at back from ground level to the loft.
BN 90/725	4. Punch Bowl Cottages, Church end. Paglesham.	Rooms in Roof.
90/572	Longfield Goat Centre. Lower Road. Hockley.	Detached Bungalow.
90/617	Treehurst, 28, Western Road. Ray:	Detached House.
90/604	Police Station, South Street. Rochford.	Convert existing police housed to police station, minor alterations and partial underpinning.
90/592	75. Little Wakering Road. Little Wakering.	2. Storey Side Extension.
90/690	1. Humber Close. Rayleigh.	Single storey rear extension.
90/693	9. Manor Close. Rayleigh.	Extend Garage.
90/685	1. Roche Avenue. Rochford.	Proposed New Roof.
90/377	10. Vernon Avenue. Rayleigh.	Rooms in loft/rear addition.
90/662	'Les Pomeras' Ironwell Lane, H/Well	Re-Build utility room. damaged by subsidence.
90/656	31. Park Gardens. Hawkwell.	Garage.
90/624	14. Folly Lane. Hockley.	Replacement front extension and addition of dormer.
90/661	32. Crown Hill, Rayleigh.	Kitchen and cloakroom addition.
90/669	52. Weir Gardens. Rayleigh.	Additions to approved plans.

APPROVALS/~~XXXXXXXXXX~~

DATE: 15/11/90

PLAN NO.	ADDRESS	DESCRIPTION
90/678	447. Ashington Road. Ashington.	Convert maisonette to 2 flats.
90/636	84. Clifton Road. Ashington.	Proposed Additions.
90/455	7. Totman Close. Rayleigh.	First floor extension.

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001630

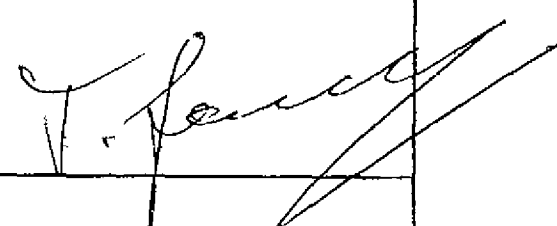
001630



DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/REJECTIONS

DATE: 15/11/90

PLAN NO.	ADDRESS	DESCRIPTION
90/572	Longfield Goat Centre, Lower Road. Hullbridge.	Detached Bungalow.
90/568	House 2. Rochford Hall. Hall Road. Rochford.	Reposition existing building and provide new base store and or games room.
90/573	Avanti. Leslie Gardens. Rayleigh.	Single storey extension & double garage.
90/575	Pooh House. Deepdene Avenue. Ray.	Proposed Granny Annexe.
90/579	95. The Drive. Hullbridge.	Garage & Carport.
90/583	Redroof. Ironwell Lane. Hawkwell.	Underpinning of Flank.
90/589	44. Hawkwell Park Drive. Hockley.	Det 4 Bedroomed Chalet House with integral garage (Plot A)
90/590	Varykino. Anchor Lane. Canewdon.	Rear Extension.
90/593	113. High Road, Rayleigh.	Demolition of existing building. New Filling station building and canopy.
90/592	75. Little Wakering Road, L/Wakering.	Two storey side extension.
90/598	Old bus hanger, Southend Airport.	Alter existing truss, replace rear building with new portal frame.
90/600	24. Purleigh Road. Rayleigh. Essex.	Loft conversion and alterations to ground floor bathroom.
90/601	15. Abbey Close, Hullbridge.	Proposed side & front extension.
90/602	70A, High Road. Hockley.	Two story indill side extension and provide new pitch roof over existing flat roof (whole dwelling).
90/603	27A. Albert Road. Ashingdon.	Addition of utility room.
90/607	27. Bellingham Lane. Rayleigh.	Two storey extension.
90/608	10. Drakes Way. Rochford.	Proposed Additions.
90/675	42D. Lascelles Gardens. Ashingdon.	Proposed Additions.
CHAIRMAN		DATE <u>13/12/90</u>
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