

Environment Overview & Scrutiny Committee – 20 November 2003

Minutes of the meeting of the **Environment Overview & Scrutiny Committee** held on **20 November 2003** when there were present:-

Cllr P K Savill (Chairman)
Cllr C A Hungate (Vice-Chairman)

Cllr C I Black
Cllr Mrs R Brown

Cllr P F A Webster

VISITING MEMBERS

Cllrs T G Cutmore, Mrs H L A Glynn, Mrs L Hungate, Cllr M G B Starke.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs K H Hudson and D A Weir

SUBSTITUTES

Cllr A J Humphries, C R Morgan

OFFICERS PRESENT

S Scrutton	Head of Planning Services
A Meddle	Team Leader (Local Plans)
M Martin	Committee Administrator

525 DECLARATIONS OF INTEREST

Cllr Mrs H L A Glynn declared a personal interest in Agenda item 9 by virtue of the fact that the property in which she lived was not connected to mains drainage.

526 REPLACEMENT LOCAL PLAN – REPORT ON CONSULTATION AND REPRESENTATIONS

The Committee considered the report of the Head of Planning Services, which informed Members as to the general nature of the representations received with regard to the First Deposit Draft of the Replacement Local Plan.

In particular, Members were pleased to note that:-

- officers had included comments from English Nature and Essex Wildlife Trust and would be writing to them to confirm acceptance of their views.

- the weight attached to 19 of the Plan policies had now increased, as no objections had been received relating to them.
- minor alterations could still be dealt with subsequent to the meeting.

In response to a Member request, officers confirmed that they would write to everyone who had made representations, whether individuals or organisations and provide details of the Council's decision and the alterations that had been made to the draft Local Plan. The Plan in its entirety would then form the Second Deposit Draft Replacement Local Plan.

Recommended to the Environmental Services Committee

That, subject to minor draft corrections, no changes be made to the policies and text listed in Appendices A and B and that these parts of the plan be taken forward for inclusion in the Second Deposit Draft Replacement Local Plan. (HPS)

527 REPORT ON REPRESENTATIONS RECEIVED TO THE ROCHFORD DISTRICT REPLACEMENT LOCAL PLAN

The Committee considered the report of the Head of Planning Services which dealt with representations received to the First Deposit Rochford District Replacement Local Plan in respect of Chapters 1, 6, 9, 10 and 11, a summary of which had been appended to the report, together with officer comments and a recommendation.

During Member debate, the following additional amendments were agreed, or re-wording requested:-

- Policy CS3 - the addition of a word to read “.... to help protect the quality of the built and urban environment will generally be permitted”.
- Policy CS5 – a slight change of wording to read “Work with partners to consolidate”
- Policy CS6 – Members were concerned that further guidance was needed, particularly around the provision of affordable housing, but noted that whilst there were a range of connected issues, some of which related to the Local Plan, others related to the broad policies of Housing Strategy, which were being addressed by the Housing Best Value Sub-Committee. Members noted that the design statements were identical to design principles and officers confirmed that the Member training programme could be used to provide examples of “designs of good quality”.
- Policy LT1 – a slight change of wording to read “.... rural landscape, biodiversity and the character”

- Policy LT2 – Members noted in response to their concerns that Policy LT23 had been strengthened to cover the issues around noise or disturbance.
- Policy LT3 – Members were concerned that a proposal should not be refused simply because it did not meet all the criteria listed. Officers agreed to re-consider the wording contained in point (i).
- Policy LT5 – Members agreed to reword the supporting lower case text to say that the Council will look to all opportunities to enhance the park for the enjoyment of the public.
- LT8 – delete the words “where development is unavoidable”; delete the word “private” preceding “playing pitches”
- LT10 – Members agreed that whilst point (iii) should be the desired situation, proposals ought not to be rejected on this point alone and officers agreed to give further consideration to the wording.
- LT20 – amend the wording in paragraph 1 to read “.... conversion of existing building in the countryside to accommodate leisure”; amend the wording in paragraph (iii) to read “.... for the parking of guests’ vehicles within a farm complex, or on a plot”
- LT21 – officers agreed to re-consider the wording to include, for example, bed and breakfast accommodation and to take account of the district-wide needs for hotel accommodation to support leisure and tourism.
- LT22 – officers confirmed that a policy was not required for the ad hoc use of sites for a small number of caravans.
- UT4 – amend the final paragraph to read “These criteria will be applied having regard to the current capabilities faced by telecommunications operators and telecommunications development in the wider sense”.
- UT5 – Members noted that pending the decision by the Southend Hospital NHS Trust that the Cherry Orchard Brickworks site would not be their preferred site for the Diagnostic and Treatment Centre, and that the site would be retained in the Green Belt. This would not preclude the Council from deliberating on other uses for the site.

Recommended to the Environmental Services Committee

That, subject to the inclusion of the above recommendations, and agreement of updated recommendations on Policies LT3, LT10 and LT21, the response to representations received to the policies in Chapters 1, 6, 9, 10 and 11 of the Rochford District Replacement Local Plan (First Deposit Draft) be as

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outlined in the appendix to the report and the proposed changes be incorporated in the Second Deposit Draft of the Plan. (HPS)

The meeting closed at 9.35 pm.

Chairman

Date