

Planning Policy Sub-Committee – 10 August 2006

Minutes of the meeting of the **Planning Policy Sub-Committee** held on **10 August 2006** when there were present:-

Chairman: Cllr P A Capon

Cllr T G Cutmore
Cllr J M Pullen

Cllr P R Robinson
Cllr Mrs M J Webster

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs C I Black and J R F Mason.

SUBSTITUTES

Cllr P F A Webster.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
A Meddle	- Team Leader (Local Plans)
S Worthington	- Committee Administrator

4 SUPPLEMENTARY PLANNING DOCUMENTS

The Sub-Committee considered the report of the Head of Planning & Transportation, originally presented to the Planning Policy & Transportation Committee, seeking Members' views on eight Supplementary Planning Documents (SPD) that the Council was committed to producing.

Officers had circulated to Members a list of changes that would be incorporated into the SPDs and which took account of comments that had been received to date by Members of the Council. Members appraised the draft SPDs on a page by page basis and made the comments and amendments set out below.

Supplementary Planning Document 7 – Design, Landscaping and Access Statements

Members, while noting the legal requirement that any units of measurement included in such planning policy documents should be metric, requested that each supplementary planning document include at the beginning a glossary of jargon commonly used, together with imperial equivalents of all metric units of measurement contained within the document.

Page 2

Paragraph 1.2
Penultimate bullet point
Delete "of".

Paragraph 1.3

First sentence to read: "It is the intention of the requirements for design, landscaping and access statements to ensure good quality design is achieved in Rochford District."

Delete "and aims" in the second sentence.

Final sentence to end "... are required and are below."

Members requested that paragraphs 1.2 and 1.3 should include specific page references for the policy documents indicated.

Paragraph 2.1

Replace "in the case of" with "for" in the first sentence.

Page 3

Paragraph 2.2

Delete "As a summary" from the beginning of second sentence and insert (for example, house, flat, bungalow, etc) after "...12 dwellings" and replace "should" with "must".

Policy DLA1

Acronyms such as SSSIs, SACs and SPAs should be included in the glossary at the beginning of the document.

Delete "important" from the last bullet point.

Delete "to be" and replace "are advised to" with "should" in final sentence.

Paragraph 2.3

An example to be provided at the end of the final sentence, for the sake of clarity.

Paragraph 3.1

Delete "therefore" from first sentence.

Page 4

Paragraph 3.3

Delete "with" from the first sentence.

Page 5

Policy DLA3

Replace "place" with "area" in the sentence dealing with Physical Context, on page 20 of the officer's list of suggested changes.

Paragraph 3.6

Replace "should" with "must".

Paragraph 3.10

This should be re-positioned to become paragraph 3.7.

Paragraph 3.7

Re-name 3.8. Replace "These" with "Design principles" in the first sentence.

Second sentence should begin "These are so important..."

Third sentence to begin “The principles...” Replace “needs to” with “must”.
Remove “also” and “to be achieved” from fifth sentence. Delete “may be” from sixth sentence.

Paragraph 3.8

Re-name 3.9. Delete “then” in second sentence.

Paragraph 3.9

Re-name 3.10. Delete “However” in first sentence.

Replace “might” with “can” in second sentence.

Page 6

Policy DLA4

Replace “should” with “must”.

Paragraph 3.12

Replace “should” with “must” in final sentence.

Paragraph 3.13

Remove second sentence.

Under ‘quantum’ section delete “in terms of” in the first sentence.

Page 7

Under ‘landscaping’ section, replace “should” with “must” in first sentence.

Paragraph 4.1

Second sentence to begin “Where a design...”

Paragraph 4.2

Replace “with regard to” with “regarding” in first sentence.

Delete “in relation to employment development in particular” from second sentence.

Replace “should” with “must” in third sentence.

Policy DLA5

On page 21 of officer’s list of changes, replace “should” with “must” in first sentence. Insert “where necessary” at the end of the final sentence.

Page 8

Paragraph 4.3

Delete “where appropriate” at the end of the first sentence.

Delete “also” in the second sentence.

Paragraph 4.6

Replace “should” with “must” in the first sentence.

Policy DLA6

Replace “undue” with “a negative” in the first sentence.

Delete “normally” in the second sentence.

Delete “appropriate” in the third sentence.
Replace “should” with “will” in the fourth sentence.

Page 9

Replace “are likely to” with “will” in the first sentence.
The first sentence of the second bullet point to be re-worded for the sake of clarity.
Replace “Have” with “Demonstrate” at the beginning of the first sentence of the final bullet point.

Page 10

The ‘Common Name’ column of the table to be formatted so that the entries are more prominent.

Page 11

Replace “should” with “must” in both instances in the second paragraph.

Paragraph 5.2

Second sentence should read: “Each statement, as long as it is relevant, must include the following information...”

Page 12

Delete “or may not” from the final bullet point.

Supplementary Planning Document 5 – Vehicle Parking Standards

Responding to a Member concern relating to maximum, rather than minimum, vehicle parking standards being stipulated in this document, officers advised that national policy currently indicated that there should be maximum car parking standards. The Authority’s Local Plan, which had recently been adopted, included policy TP8 on vehicle parking standards, which was aligned with national policy. The supplementary planning document should tie in with national and Local Plan policies.

In response to further concerns raised relating to an ageing population that relied heavily on cars, with a growing trend for assisted living, requiring increased parking for able, elderly residents, carers and staff, officers confirmed that there would be an opportunity next year to re-examine the vehicle standards supplementary planning document.

Members all concurred that there would be merit in indicating at the beginning of this document that the maximum vehicle parking standards contained in the document were directed by national, rather than local, policy. It was thus felt that paragraph 2.1 should be expanded upon by officers to provide clarification of the development of the maximum vehicle parking standards and moved to the beginning of the document.

During debate of the document, there was a general consensus that there would be merit in including Serviceteam as consultees on planning applications, in the context of refuse and recycling vehicles having appropriate access for all new developments within the district.

It was noted that the South Essex Transport Forum would be meeting soon and had indicated that it wished to drive around Rochford District with a view to examining highway and transport issues. It was agreed that Members should let officers have suggestions of estates, such as Hogarth and Wheatfields, with access problems that could be included on a visit itinerary.

Page 2

Policy PS1

The changes proposed on page 9 of the officer's list were not approved by Members. The policy, as detailed on the bottom of page 2 of the draft supplementary planning document would therefore be maintained.

Page 3

Paragraph 3.3

The foreword to this document should include an indication that all documents referred to are available from the Council offices, or from the appropriately quantified Government website.

Page 9 (officer's list)

Paragraph 11.2

Delete "often found there" at the end of the first sentence. Delete the second sentence.

Page 10 (officer's list)

Final paragraph, bottom of page, delete the 2 bold, underlined sentences commencing "Only in exceptional circumstances..."

Page 12

Policy PS13 – Crèches/Nurseries: 1987

Final sentence to end "...which are often of similar size and where people gather socially."

Page 13

Petrol filling stations

Delete "adequate" from second sentence and replace "should" with "must".

Transport interchange

Delete "On merit" and provide an example at the end, for the sake of clarity.

Conference Facilities and Theatres
Replace “may” with “will”.

Page 16

Paragraph 15.1
Replace “should” with “must” in the second sentence.

Page 17

Policy PS20
Delete “As well as providing an appropriate level of car parking” in the first sentence.

Paragraphs 17.1 – 18.1
Replace “should” with “must” in all instances.

Page 19

Paragraph 20.2
Replace “should” with “must”.

In concluding debate, Members concurred that developers should be encouraged to define a maximum class of vehicle that can be parked in garages proposed to be built as part of any new development. Members considered that garages were inadequately sized to accommodate many cars.

Supplementary Planning Document 8 – Rural Settlement Areas

Page 3

Final box – delete “Smithcroft Bungalow”.

Recommended to the Planning Policy and Transportation Committee

- (1) That the 8 draft Supplementary Planning Documents considered by Members at meetings of this Sub-Committee on 4 and 8 August 2006 be progressed to public consultation as required by Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations 2004.
- (2) That authority be delegated to the Head of Planning and Transportation, in consultation with the Leader of the Council, to carry out minor amendments to the SPDs to ensure consistency and correctness following public consultation in line with the requirements of the Planning and Compulsory Act 2004. (HPT)

5 REPORT ON THE PUBLIC CONSULTATION ON THE RAYLEIGH CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

The Sub-Committee considered the report of the Head of Planning & Transportation, originally presented to the Planning Policy & Transportation

Committee, updating Members on the outcome of the public consultation on the Rayleigh Conservation Area Appraisal and Management Plan and seeking Members' views on some suggested changes to the document.

It was noted that officers would add to the final document a summary of the consultation exercise that had taken place.

Members appraised the draft Rayleigh Conservation Area Appraisal and Management Plan on a page by page basis and made the comments and amendments set out below.

Page 1

Paragraph 1.1

Delete "small" in the first and second sentences.

Third sentence should read "Rayleigh owes its original importance to..."

Paragraph 1.2

Insert "part of" before "Websters Way" in the second sentence.

Page 13

Paragraph 7.13

First sentence to read "In the 17th and 18th centuries, Rayleigh did not prosper in the way of others such as Billericay..."

Page 15

Paragraph 7.18

Insert after Dutch Cottage, "a Grade II listed building," in the first sentence.

Page 29

Replace the photograph with one giving a view down from Barringtons.

Page 38

Replace photograph with a more recent one showing the memorial and the windmill.

Page 41

Replace "confused" with "unattractive" in the caption for the first photograph.

Page 46

Paragraph 13.6

Replace "create a bridge" with "re-create the Barbican entrance" in the final sentence.

Page 48

Replace photograph.

Page 50

Paragraph 13.20

Sentence to read “In London Hill there is a bleak expanse of paving in front of the Job Centre which could be improved by landscaping.”

During debate of the management proposals section of the document

Members concurred that there would be merit in officers compiling a report detailing projects, including the issues highlighted in this section, that could improve the visual aspect of Rayleigh town centre for Members’ consideration.

Responding to a Member concern relating to the withdrawal of the Local List, officers advised that this could be reviewed by Members as part of the work on the draft Development Control Development Plan Document.

On a Motion moved by Cllr T G Cutmore and seconded by Cllr P A Capon it was:-

Resolved

That a report detailing proposals for improving the visual aspect of Rayleigh town centre, drawing on the management proposals section of the Rayleigh Conservation Area appraisal and management plan document, be considered at a future meeting of the Planning Policy and Transportation Committee. (HPT)

Recommended to the Planning Policy and Transportation Committee

That the Rayleigh Conservation Area Appraisal and Management Plan, as amended by the changes detailed in the report and subject to the additional changes requested by Members above, be adopted and that the document become part of the evidence base for the Rochford District Local Development Framework. (HPT)

The meeting commenced at 9.00 am and closed at 1.30 pm.

Chairman

Date