

c) That the steps necessary to remedy the breach shall be cessation of the unauthorised use and the removal of the mobile home/portable building from the site within a period of 28 days from the date on which this notice takes effect.

d) That the appropriate notices under Section 330 of the Town and Country Planning Act 1990 be served in order to ascertain details as to the ownership of the site.

e) That the Solicitor to the Council be authorised to take such action as is necessary to secure compliance with the notices referred to in (a) and (d) above.

The Members of the Sub-Committee had had available for that meeting a report from ADAS which was now attached as Appendix 'C' to the Report of the Director of Planning and Economic Development.

It was reported that the determination of the application hinged on the view that was taken on the viability of the holding and whether there was a justifiable case for a mobile home, albeit temporary at this stage.

RESOLVED - That Area 1 Development Control Sub-Committee be advised to refuse the application.

73. SERPLAN REGIONAL STATEMENT:  
"A NEW STRATEGY FOR THE SOUTH EAST"

Members were advised that SERPLAN had been carrying out a review of the existing regional planning strategy. Consultations had been carried out in 1989 and earlier this year firstly on an Issues Report and subsequently on the Draft Strategy document. Conference had now formally approved the new policy document which had been published on 18 October 1990.

Members had before them a summary of the main elements of the document as set out in Appendix 'D' to the Report of the Director of Planning and Economic Development.

RESOLVED - That as a matter of urgency a case be prepared and submitted to the Essex County Council and the Department of Transport for completing the dualling of the A120 from Colchester to Harwich and improving the A120/A133 junction, incorporating details of the development potential thereby released.

74. "THE ESSEX GOLF REPORT" - SUPPLEMENTARY PLANNING GUIDANCE

The Committee had before them a report concerning the above which detailed, inter alia, "areas of concern" which dealt with the conflict or potential conflict between such uses and various planning constraints. The following matters were discussed in such document:

AS

- (a) Appearance of the countryside;
- (b) Effect on ecology;
- (c) Effect on archaeological sites;
- (d) Protection of high quality agricultural land;
- (e) Traffic generation;
- (f) Scale of built development;
- (g) Essential facilities;
- (h) Ancillary development;
- (i) Other built development.

It was reported that the consequences of over provision for golf courses had been discussed and the report set out its "guidelines" for the location and design of golf courses and associated development as set out in Appendix 'E' to the Report of the Director of Planning and Economic Development.

The Committee thereupon considered comments on the study document as detailed in the Report of the Director of Planning and Economic Development.

It was felt that whilst the District Council should undoubtedly encourage various forms of recreation and leisure developments such as golf courses, there was a need to consider proposals cautiously especially where there was a possibility of large scale built development in the countryside. The new guidance would be helpful when such proposals were considered pending the publication of the District Local Plan which would include relevant policies on golf courses and other proposals.

RESOLVED - (a) That the contents of "The Essex Golf Report" be adopted as supplementary planning guidance.

(b) That the policy material based on the above Report and any other relevant factors be included in the draft District Local Plan dealing with golf courses and associated development.

75. APPLICATION TEN/2099/89 - PROPOSED INDUSTRY AND WAREHOUSING AREA, BUSINESS PARK, HOUSING, RETAIL PARK, HOTEL AND LEISURE COMPLEX, OPEN SPACE, SITE FOR PRIMARY SCHOOL, LOCAL SHOPS AND COMMUNITY CENTRE, HERITAGE CENTRE, MOORING BASIN, FOOTPATHS, ASSOCIATED ROADWORKS, LANDSCAPING AND RECLAMATION OF THE SOUTHERN END OF GAS HOUSE CREEK BATHSIDE BAY, SITUATED BETWEEN PARKESTON QUAY AND HARWICH

Members were informed that the above application would be ready for consideration early in December. It was felt that because of the scale of the proposals involved it would be appropriate that a special meeting of the Committee be held to determine it.

RESOLVED - That a special meeting of the Committee be held on Wednesday 12 December 1990 at 6.30 p.m. to consider application TEN/2099/89.

76. LOCAL NEEDS HOUSING - LAWFORD, MANNINGTREE AND MISTLEY

Further to Minute 55 (01.10.90) Members recalled that it had been decided to adopt as supplementary planning guidance the revised local

land to carry out work to deal with dangerous trees and to recover their expenses. In this case it might not prove possible to recover the expenses as the owner of the land could not be ascertained. However, it was felt appropriate to serve a Requisition for Information on adjacent property owners in a final attempt to establish ownership.

It was further reported that the work required to the willow tree consisted of the reduction of the crown by 50% and the removal of all deadwood, including the disposal of the debris which cost would be in the region of £1,000. A budgetary provision of £1,500 had been made within estimates to cover this type of expenditure. Where ownership could be established the Council had powers to require an owner to make safe dangerous trees in the interests of public safety. Such action did not have a direct budgetary implication and it would therefore be appropriate to delegate power to expedite such action.

RESOLVED - (a) That in the event of the ownership not being known the Council undertakes the necessary works to the willow tree to render it safe.

(b) That the Policy and Resources Committee be requested to authorise the delegation of powers to the Director of Planning and Economic Development to take appropriate action relating to dangerous trees under the Local Government (Miscellaneous Provisions) Act 1976.

41. THE ESSEX GOLF REPORT - SECOND EDITION

Further to Minute 74 (19.11.90) Members recalled that the first edition of the Essex Golf Report had been adopted as supplementary planning guidance. A policy closely based on the document had been subsequently included in the Draft District Local Plan.

Members were advised that the Essex Planning Officers Association had prepared a Second Edition of the Report. The extended terms of reference of the Officers Working Group were to consider amongst other things updated Department of the Environment Guidance, the Eastern Council for Sport and Recreation's report entitled "The Future for Golf" and various other publications on historic landscapes. It was also intended to provide more specific guidance on Golf Driving Ranges.

After examining the above matters in great detail the report set out in Section 13 "Guidelines for the location and design of golf courses and associated development". The Guidelines were to be read in conjunction with the Essex Structure Plan First Alteration and relevant District Local Plans. The Report also recommended the inclusion of the Guidelines as appropriate in the current review of Local Plans and/or acceptance as Supplementary Planning Guidance. Members had before them the detailed guidelines as set out in Appendix 'A' to the Report of the Director of Planning and Economic Development together with a report setting out the new or revised guidelines which had been included in the second edition document namely:-

(1) The Location of Golf courses and Driving Ranges

- A2 There will be a strong presumption against golf courses and driving ranges in the Dedham Vale Area of Outstanding Natural Beauty
- A3 Restriction will apply to golf course developments in the Coastal Protection Belt.

- A5 As well as not allowing golf courses and driving ranges within Sites of Special Scientific Interest they will not be allowed adjacent to such areas
- A6 Golf proposals will not be allowed on land included as "Preferred Sites" in the Minerals Subject Plan or on approved but unworked mineral sites.
- A7 New golf courses should be established in the urban fringe subject to certain considerations
- A8 Golf courses and driving ranges will not be permitted where they would detract from the appearance or setting of ancient monuments, listed buildings or historic landscapes.
- A10 These guidelines are extended to refer specifically to "urban fringe", "rural areas" and "former mineral workings" sites.
- A11 Driving ranges will generally not be accepted within the Coastal Protection Belt or Special Landscape Area.

(2) Specific Policies Affecting The Design of Golf Courses

- B4 Issues relating to the visual impact and design of golf courses in the Coastal Protection Belt.
- B5 Sensitive design treatment in areas of high intrinsic or historic landscape quality.
- B7 Special regard to be paid to protection of rivers, riverbanks and floodplains.
- B11 Developments proposed in areas of known mineral deposits.

(3) Built Development

- C5 Lighting of driving ranges to be limited to minimum functional level unless well screened.
- C6 Car parking to be provided at a minimal level of one space for every two people who use the facility at any one time.

RESOLVED - (a) That the additional policy guidelines included in the second edition of the Essex Golf Report be added to Local Plan Policy TR8 in the Deposit Draft of the document.

(b) That the Second Edition of the Essex Golf Report be adopted as Supplementary Planning Guidance.

(c) That all Members be made aware of the Essex Golf Report through the Members Bulletin.

42. WILDLIFE AND COUNTRYSIDE ACT 1981 -  
UPPER COLNE MARSHES SITE OF SPECIAL SCIENTIFIC INTEREST

The Committee were informed that the Nature Conservancy Council for England (English Nature) had recently notified this Council of a new Site of Special Scientific Interest covering the marshes of the Upper Colne Estuary.