

# Public Document Pack

## Southend-on-Sea Borough Council

Department of the Chief Executive

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Dear Councillor

### DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 4TH OCTOBER, 2017

Please find enclosed a copy of the Supplementary Report considered at the meeting of the Development Control Committee held on Wednesday, 4th October, 2017.

Yours faithfully

Tim Row

Principal Committee Officer

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Southend-on-Sea Borough Council

Development Control Committee 13<sup>th</sup> September 2017

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## **SUPPLEMENTARY INFORMATION**

### **Reports on Pre-Meeting Site Visits**

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**17/01001/FUL      141 Leighton Avenue**

#### **9. Recommendation**

Please note change to condition 7:

**07 No development approved by this permission shall take place until Southend Borough Council (as local planning authority and highway authority) has approved in writing a full scheme of replacement tree planting on a two for one basis (including details of size, species and location (to be agreed with the Councils arboriculturalist) and contract details and the relevant approvals are in place) in relation to loss of the street tree. The development and the associated replacement tree planting shall thereafter be undertaken in accordance with the approved details prior to occupation of the development hereby approved unless otherwise agreed in writing by the local planning authority.**

**Reason: In the interests of visual amenity and the amenities of occupiers and to ensure a satisfactory standard of landscaping and tree protections measures are implemented pursuant to Policies DM1 and DM3 of the Development Management Document and Policy CP4 of the Core Strategy.**

**Informative 01: In relation to condition 07 please contact Development Engineer Martin Warren on 01702 534328 and Park Management Officer Ian Brown 01702 215176**

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**17/01287/FUL      Site Of Garages Rear Of 1to 4 Chalkwell Bay Flats**

#### **7. Representation Summary**

##### **Consultation Responses**

Objection received from The Society for the Protection of Undercliff Gardens as follows:

- The application fails to overcome the reasons for the dismissed appeal in respect of both reasons for refusal i.e. character and appearance and parking issues.

Objection from Leigh Town Council as follows;

- Already an overdevelopment of garages in this area and it would have a dominant visual impact on the surrounding area. It would also cause access problems to the other garages and Grand Parade.

## Reports on Main Plans List

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17/00969/FUL 42a Lord Roberts Avenue

### 7. Representation Summary

The application was called into Committee by Cllr Arcscott

#### Public Consultation

Two additional representations from same neighbour stating :

- Not received notification of recommendation [**Officer comment : The Council's planning software system confirms that notification of the Committee date was sent. The second representation from this neighbour subsequently confirms receipt of the notification but in turn criticises the time given for making arrangements to attend**]
- Proposal involves full width dormer with opening doors to serve relocated lounge within roof space plus Juliette balcony creating privacy issues. (**Officer comment : amenity implications including privacy and noise are addressed within Committee report paras 4.15 - 4.18**]

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17/01361/TPO Haydon House, 10 Underwood Square

#### Please note the description change:

Crown lift, prune and removal of deadwood to various oak trees (works covered by a tree preservation order)

#### Appraisal:

In relation to paragraph 1.1 on page 138 of the agenda, summarising the proposed works, it should be noted the applicant is seeking crown lifting and pruning works to a number of Oak trees covered by a tree preservation order (applicant reference T9, T12, T14, T15 and T16) . However, the other works described in the report, to the maple tree (T10), oak tree (T11), Leyland Cypress (T13) are works to trees not covered by a tree

preservation order and as such the works can be carried out without consent at any time.

## Public Consultation

6.4 One additional letter of representation has been received stating:

- Notification does not establish whether the application applies to felling or working on any of these, or in fact the exact location of the proposed trees subject to the application [**Officer Comment: This has been clarified in the description change above**];
- These valuable trees may be in danger of being irrevocably damaged due to the developer's intention to clear the site as much as possible. The current level of fines for damaging and felling trees subject to TPO is so low that it does not provide much of a deterrent [**Officer Comment: The Councils Arboricultural Officer has visited the sited and comments on the trees in section 6.2 of the report page 141. Subject to conditions no objection is raised**]
- Insufficient information provided by the developer to adequately assure us that the existing trees to be retained and those protected under TPO will be protected as required under law and as detailed in the Arboriculture Report submitted with the original application [**Officer Comment: The Councils Arboricultural Officer has visited the sited and comments on the trees in section 6.2 of the report page 141. Subject to conditions no objection is raised**].

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## 78 Mountdale Gardens

### 7. Representation Summary

#### 7.1 Consultation Responses

Director of People (Education) response received from June Edwards – School Development Manager

- This application is to allow The St Christopher Special School to expand its offer to local pupils with special educational needs and is fully supported by Learning.

#### Public Consultation

7.2. Seven neighbours were consulted and one letter of representation has been received from No. 76 Mountdale Gardens

- Likely increase in noise for 76's garden. Limited hours and numbers using should be planning condition. [**Officer comment – these matters are addressed in paras 4.13 and 4.14 of the report. A condition (05) is sought restricting hours of use**]

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