

## **Southend-on-Sea Borough Council**

Development Control Committee 5<sup>th</sup> April 2017

### **SUPPLEMENTARY INFORMATION**

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

#### **Reports on Main Plans List**

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Shoeburyness High School, Caulfield Road, Shoeburyness

#### **8. Recommendation**

Please note the changes to conditions detailed below:

**03: The development shall be carried out in accordance with the details set out in the materials and landscaping schedule received on the 22.02.2017 including north elevation- main wall panels Trespa Meteon colour silver grey, windows Comar 5Pi window system colour white, face brickwork to lower wall lbstock 65mm Bristol Buff, Face brickwork to lower wall 65mm Staffs Slate Blue engineering brick; east elevation-, brick fashion wall panels to be Trespa Meteon in silver grey, winter grey, pure white; face brickwork to lower wall lbstock 65mm 0657 Bristol buff multi, face brickwork to lower wall lbstock 65mm Staffs Slate Blue engineering brick, entrance portal white painted sand and cement render; south elevation- main wall panels to be Trespa Meteon colour silver grey; west elevation- windows to be Comar 5Pi window and door system, colour white, exposed steelwork carried out in accordance with BS 5493; brise soleil aluminium aerofoil profile powder coated white; curved roof Kingspan panels product KS1000CR colour grey, soffit and fascia to be white powder coated plastol sheet profile to suit curved roof radius, glass balustrading to be toughed clear glass and tubular stainless steel frame unless otherwise agreed in writing by the local planning authority.**

**Reason: In the interests of visual amenity and to ensure that the appearance of the building makes a positive contribution to the character and appearance of surrounding locality. This is as set out in DPD1 (Core Strategy) 2007 policy KP2 and CP4, DPD2 (Development Management Document) 2015 policy DM1 and SPD1 (Design and Townscape Guide).**

**04: All planting in the approved landscaping as shown on drawings 'SHS/NAK/006 and the materials and landscaping schedule received on the 22.02.2017 shall be carried out**

**within the first planting season following first occupation of the development. Any trees or shrubs dying, removed, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species is agreed with the local planning authority.**

**05 The car parking spaces shall be provided before the development is occupied in accordance with drawing SHS/NAK/06 Revision C hereby approved and shall thereafter be permanently retained, unless otherwise agreed in writing by the local planning authority. Permeable paving shall be used for the hardstanding area.**

**Reason: In the interests of highway management and safety, residential amenity and general environmental quality in accordance with the NPPF, DPD1 (Core Strategy) 2007 policy KP2, CP3 and CP4, DPD2 (Development Management) policy DM15, and SPD1 (Design and Townscape Guide).**

**06 Prior to occupation of the development hereby approved details of the 50 bicycle parking spaces to be provided at the site should be submitted to and agreed in writing by the Local Planning Authority and the bicycle parking spaces shall be provided prior to the occupation of the building and permanently maintained thereafter in accordance with the approved details unless otherwise agreed in writing by the local planning authority.**

**10 Demolition and construction hours of work associated with this permission are restricted to 8am – 6pm Monday to Friday, 8am – 1pm Saturday. No demolition or construction shall be carried out on Sundays or Bank Holidays.**

**Reason: In order to protect the amenities of surrounding occupiers in accordance with policies KP2 and CP4 of the Core Strategy DPD1 and Policies DM1 and DM3 of the Development Management DPD 2015.**

**11 Full details of mitigation measures to be taken to minimise and/or control noise and potential fugitive dust emissions resulting from the construction and demolition works associated with this permission must be submitted in writing for approval by the local planning authority prior to demolition or construction commencing and these must take into considered control measures detailed in *Best Practice Guidance “The control of dust and emissions from construction and demolition”*. The development shall be implemented in accordance with the approved details.**

**Reason: In order to protect the amenities of surrounding occupiers in accordance with policies KP2 and CP4 of the**

**Core Strategy DPD1 and Policies DM1 and DM3 of the Development Management DPD 2015.**

**12 No development shall commence until details including a management and maintenance plan of the sustainable drainage system features to be installed at the site have been submitted to and agreed by the local planning authority. The sustainable drainage system shall be provided prior to the occupation of the development and be managed and maintained thereafter in accordance with the agreed management and maintenance plan.**

**Reason: In order to ensure a satisfactory standard of sustainable drainage and to prevent environmental and amenity problems arising from flooding in accordance with Policies KP2 and CP4 of the Core Strategy DPD1, DPD2 (Development Management) policy DM2 .**

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**1 Mayfair Place, Southend-on-Sea, Essex,**

**8. Recommendation**

Please note the changes to conditions detailed below:

**05 No development shall take place until a site investigation of the nature and extent of land contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority before development commences. The site shall be remediated in accordance with the approved measures before development begins. If, during the course of development, any further contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority before the development is occupied. The remediation of the site shall incorporate the approved further measures before the development is occupied.**

**Reason: To ensure that any contamination on the site is identified and treated so that it does not harm anyone who uses the site in the future, and to ensure that the development does not cause pollution to DPD2 (Development Management document) policy DM14.**

**08 The first floor level windows to the west elevation of the dwelling hereby approved shall be fitted with obscured glazing (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing with the local planning authority) and fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal floor level unless otherwise agreed in writing by the local planning authority before the development is occupied. In the case of multiple or double glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4. The obscured glazing shall be retained at all times unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the NPPF, DPD1 (Core Strategy) 2007 policy CP4, DPD2 (Development Management) Policy DM1 and SPD1 (Design and Townscape Guide).**

**09 Prior to occupation of the dwellinghouse hereby approved details of the refuse storage and cycle storage, to be provided at the site, shall be submitted to and agreed in writing by the local planning authority. The approved refuse and cycle storage shall be installed in accordance with the approved details before the development is occupied and be permanently retained thereafter.**

**Reason: To protect the environment and to ensure adequate waste and cycle storage in the interests of highway safety, visual and residential amenity and general environmental quality in accordance with the National Planning Policy Framework, DPD1 (Core Strategy) 2007 policy KP2 and CP4, and DPD2 (Development Management Document) policies DM8 and DM15.**

**10 No development shall take place until full details of both hard and soft landscape works to be carried out at the site, including the trees to be retained on the western boundary have been submitted to and approved in writing by the local planning authority. The approved hard landscaping works shall be carried out prior to first occupation of the development and the soft landscaping works within the first planting season following first occupation of the development, unless otherwise agreed in writing by the local planning authority. The details submitted shall include, but not limited to:-**

- i proposed finished levels or contours;**
- ii. means of enclosure, including any gates to the car parks;**
- iii. car parking layouts;**
- iv. other vehicle and pedestrian access and circulation areas;**
- v. hard surfacing materials;**
- vi. minor artefacts and structures (e.g. street furniture,**

loggia, bollards, play equipment, refuse or other storage units, signs, lighting, etc.);  
vii. details of SUDS;  
viii. details of the number, size and location of the trees, shrubs and plants to be retained and planted together with a planting specification, details of the management of the site, e.g. the uncompacting of the site prior to planting , the staking of trees and removal of the stakes once the trees are established;  
ix. details of measures to enhance biodiversity within the site;  
tree protection measures to be employed during demolition and construction;  
xxii. means of enclosure

**Reason:** In the interests of visual amenity and the amenities of occupiers and to ensure a satisfactory standard of landscaping pursuant to Policy DM1 of the Development Management DPD and Policy CP4 of the Core Strategy DPD1

**12 A** scheme detailing how at least 10% of the total energy needs of the dwellinghouses will be supplied using on site renewable sources must be submitted to and agreed in writing by the Local Planning Authority and implemented in full prior to the first occupation of the dwellinghouse. This provision shall be made for the lifetime of the development.

**Reason:** In the interests of providing sustainable development in accordance with Policy KP2 of the Core Strategy (DPD1).

**14** Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order 2015 (or any statutory modification or re-enactment or replacement thereof (as the case may be) for the time being in force), no extensions or outbuildings shall be erected at the site unless otherwise agreed in writing by the local planning authority.

**Reason:** To protect the privacy and environment of people in neighbouring residential properties and ensure sufficient amenity space is retained for future occupiers pursuant to DPD1 (Core Strategy) 2007 policy CP4, DPD2 (Development Management Document) policy DM1, and SPD1 (Design and Townscape Guide).

1.4 The applicant has clarified that the proposed gates would replicate the gates that exist at the Western Esplanade frontage of the site:



## Public Consultation

7.4 Since the preparation of the Officer Report, 8 additional letters of objection have been received which object on the following grounds:

- The only alteration to the previously refused scheme is the addition of acoustic fencing.
- The access remains too narrow and is in poor condition.
- Grosvenor Mews does not feature any passing places and is excessively used.
- There are inadequate pedestrian facilities within Grosvenor Mews.
- The use of the proposed car parking area should remain as amenity space for the proposed flats.
- The access will be used by commercial vehicles.
- The proposed car park will cause unbearable noise disturbance.
- The proposed car parking area would not be able to bear the load of the proposed use.
- The land at the frontage of the site should be used as a car park in preference to this land at the rear of the site.
- Changes to Council recycling procedures means that the safety of Grosvenor Mews has been reduced as people now leave more waste within the highway.
- The site is served by adequate parking already.
- Children live within Grosvenor Mews and will not be able to use the highway safely.
- The proposal does not comply with the Essex Design Guide.
- The proposal will cause damage to neighbouring properties.
- The proposal will reduce the quality of life of neighbouring residents within Grosvenor Mews.
- The legality of the applicant's intentions should be questioned.
- The development at the site has already stolen the view from neighbouring properties and should not be allowed to steal the tranquillity of the area as well.
- The opinions of individual local residents should not be overruled by the wishes of a developer.

- The proposal would detract from the community spirit and wellbeing of the local area.

#### **9. Recommendation:**

##### **Additional Conditions:**

**05. Prior to the first use of the parking spaces hereby approved, details of the acoustic fence shall be submitted to and approved in writing by the Local Planning Authority. The approved acoustic fence shall be provided in full, in full accordance with the approved details, prior to the first use of the parking spaces hereby approved and retained in perpetuity.**

**Reason: To protect the amenities of neighbouring residents in accordance with the National Planning Policy Framework, Southend-on-Sea Core Strategy (2007) policies KP2 and CP4 and Southend-on-Sea Development Management Document (2015) policies DM1 and DM3 and the advice contained within the Council's Design and Townscape Guidance.**

**06. Prior to the first use of the parking spaces hereby approved, details of the treatment of the surface of the parking area and the access from Grosvenor Mews shall be submitted to and approved in writing by the Local Planning Authority. The proposed development shall only be undertaking in full accordance with the approved details and retained in perpetuity.**

**Reason: To protect the visual amenity of the site in accordance with the National Planning Policy Framework, Southend-on-Sea Core Strategy (2007) policies KP2 and CP4 and Southend-on-Sea Development Management Document (2015) policies DM1 and DM3 and the advice contained within the Council's Design and Townscape Guidance.**

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**69 The Fairway, Leigh-on-Sea, Essex, SS9 4QW**

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

The application was called-in to the Council's Development Control Committee by Cllr Butler.

##### **Highway Authority**

7.1 The four flats should be served by four parking spaces. The Fairway is not a classified road. The five car wide access is not acceptable, but it would be possible to provide two pairs of two parking spaces in an acceptable arrangement. Therefore, subject to amendments which can be conditioned, no objection is raised.

## **9. Recommendation**

### **Amended Conditions:**

**01. Details of the appearance, layout, scale, landscaping, access (hereinafter called the "Reserved Matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 (three) years from the date of this permission. The development hereby permitted shall begin not later than 2 (two) years from the date of approval of the last of the reserved matter to be approved.**

**Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended) and because the application is for outline planning permission only and the particulars submitted are insufficient for consideration of details mentioned.**

**02. Details of waste and cycle storage for the proposed dwellings shall be submitted to the Local Planning Authority before the occupation of the flats hereby approved. The waste and cycle storage shall be implemented in accordance with the approved details before the dwelling are occupied and shall be retained in perpetuity thereafter.**

**Reason: To ensure that satisfactory secure off-street bicycle parking is provided to promote sustainable transport and to protect the environment and provide suitable storage for waste and materials for recycling in accordance with DPD1 (Core Strategy) 2007 policies KP2, CP3 and CP4, Development Management DPD policies DM1 and DM15, and SPD1 (Design and Townscape Guide).**

**03. A scheme detailing how at least 10% of the total energy needs of the development will be supplied using on site renewable sources shall be submitted before the commencement of the development hereby approved and implemented in full in accordance with the approved details prior to the first occupation of the flats. This provision shall be made for the lifetime of the development.**

**Reason: In the interests of providing sustainable development in accordance with Policy KP2 of the Core Strategy, the Design and Townscape Guide (SPD1) and Development Management Document Policy DM2.**

**04. Details of the provision of not less than four parking spaces shall be submitted before the commencement of the development. The development shall be implemented**



**in accordance with the approved details before the occupation of any flats at the site and retained in perpetuity thereafter.**

**Reason: To ensure that satisfactory off-street parking is provided in accordance with DPD1 (Core Strategy) 2007 policies KP2, CP3 and CP4, Development Management DPD policies DM1, DM3 and DM15, and SPD1 (Design and Townscape Guide).**

**05. Details of the water efficient design measures set out in Policy DM2 (iv) of the Development Management Document to limit internal water consumption to 105 litres per person per day (lpd) (110 lpd when including external water consumption), including measures of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting to be included within the development, shall be submitted and agreed in writing by the Local Planning Authority prior to commencement of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development. This provision shall be made for the lifetime of the development.**

**Reason: To minimise the environmental impact of the development through efficient use of water in accordance with the National Planning Policy Framework, DPD1 (Core Strategy) policy KP2, DPD2 (Development Management Document) policy DM2 and SPD1 (Design and Townscape Guide).**

**06. Details of the external materials to be used in the construction of the development hereby approved shall be submitted to the Local Planning Authority concurrently with the Reserved Matters application. The development shall only be implemented in accordance with the approved materials unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: In the interests of visual amenity and to ensure that the appearance of the building makes a positive contribution to the character and appearance of the area. This is as set out in the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy KP2 and CP4, DPD2 (Development Management) policy DM1, and SPD1 (Design and Townscape Guide).**

**Additional Conditions:**

**07. Details of the layout of amenity space and landscaping of the site shall be submitted to the Local Planning Authority before the commencement of the development hereby approved. The development shall be implemented in accordance with the approved details prior to the first occupation of the flats hereby approved, except for the**

**planting of soft landscaping which shall occur during the first planting season after the occupation of the flats hereby approved unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To ensure that satisfactory secure off-street bicycle parking is provided to promote sustainable transport and to protect the environment and provide suitable storage for waste and materials for recycling in accordance with DPD1 (Core Strategy) 2007 policies KP2, CP3 and CP4, Development Management DPD policies DM1 and DM15, and SPD1 (Design and Townscape Guide).**

**08. The development hereby approved shall be carried out in a manner to ensure the dwelling complies fully with Building Regulation M4 (2) 'accessible and adaptable dwellings' unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To ensure the residential units hereby approved provides high quality and flexible internal layouts to meet the changing needs of residents in accordance with National Planning Policy Framework, DPD1 (Core Strategy) policy KP2, DPD2 (Development Management Document) policy DM2 and SPD1 (Design and Townscape Guide).**

**Informative 3 – Additional Bullet Point:**

- **The internal layout of flat two is inadequate to enable that flat to be used as a two bedroom (three person) flat and therefore a reduced number of bedrooms or an amended internal arrangement of the building will be required.**

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**Pier Amusement Arcade, The Pier, Western Esplanade**

**Plans**

The following plans are missing from the main agenda: 1464/02B - Existing elevations; 1464/03 – A. These are attached to this agenda as Appendix A.