

SOUTHEND-ON-SEA BOROUGH COUNCIL

Meeting of Development Control Committee

Date: Wednesday, 11th November, 2015

Place: Committee Room 4a - Civic Suite

Present: Councillor Crystall (Chair)
Councillors Assenheim (Vice-Chair), Arscott*, Ayling, Borton, Butler, Byford, Callaghan, Evans, Folkard, D Garston, McGlone, McMahon, Robinson, Van Looy, Velmurugan and Walker

*Substitute in accordance with Council Procedure Rule 31.

In Attendance: P Geraghty, C Galforg, D Hermitage, T Row, J Rowley, M Warren and J K Williams

Start/End Time: Times Not Specified

422 Apologies for Absence

Apologies for absence were received from Councillor R E Hadley (Substitute: Councillor Arscott)

423 Declarations of Interest

The following interests were declared at the meeting:

(a) All Councillors declared a non-pecuniary interest in respect of application no. 15/01604/BC3 on the basis that the applicant is the current Mayor of the Council;

(b) Councillor Borton – 15/01458/FUL – Non-pecuniary interest: Trustee of HARP is a member of the Labour Party;

(c) Councillor Evans – 15/01458/FUL – Non-pecuniary interest: Previously involved with HARP (withdrew);

(d) Councillor D Garston – 15/01458/FUL – Non-pecuniary interest: Member of Leigh Rotary Club supporting HARP;

(e) Councillor Jones – 15/01458/FUL – Pecuniary interest (withdrew);

(f) Councillor Jones – 15 01189/FULM – Disqualifying non-pecuniary interest: Executive Councillor for Children & Learning;

(g) Councillor McMahon – 15/01458/FUL – Non-pecuniary interest: Co-founder of HARP (although no longer a member), overseer of the homeless integration process and homeless resources on behalf of the Council and trustee is a member of the Labour Party;

(h) Councillor Robinson – 15/01458/FUL – Non-pecuniary interest: Trustee of HARP is a member of the Labour Party;

(i) Councillor Velmurugan – 15/01274/FUL – Non-pecuniary interest: Daughter owns a property in the neighbourhood;

(j) Councillor Walker – 15/01274/FUL – Non-pecuniary interest: A friend lives close to the application site.

424 Minutes of the Meeting held on Wednesday, 5th August, 2015

Resolved:-

That the Minutes of the Meeting held on Wednesday, 5th August 2015 be confirmed as a correct record and signed.

425 Minutes of the Meeting held on Wednesday, 2nd September, 2015

Resolved:-

That the Minutes of the Meeting held on Wednesday, 2nd September 2015 be confirmed as a correct record and signed.

426 Minutes of the Meeting held on Wednesday, 7th October, 2015

Resolved:-

That the Minutes of the Meeting held on Wednesday, 7th October 2015 be confirmed as a correct record and signed.

427 Supplementary Report

The Committee received a supplementary report by the Corporate Director for Place that provided additional information on items referred to elsewhere on the Agenda

428 Reports on Planning Applications

(a) Southchurch Ward

15/01066/FULH

Extend roof to rear, erect dormers to north and south elevations, erect single storey rear extension (amended proposal)

2 Barnstaple Close, Thorpe Bay, SS1 3PD

Mr & Mrs C. Mint

Metson Architects Ltd

Planning Permission GRANTED subject to the following conditions:

01 The development hereby permitted shall begin no later than 3 (three) years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

02 The development hereby permitted shall be carried out in accordance with the approved plans: TP-201A, TP-10, TP-11.

Reason: To ensure that the development is carried out in accordance with provisions of the Development Plan.

03 The colour, type and texture of any materials used on the external elevations of the extensions shall match those of the existing dwellinghouse, unless otherwise first agreed in writing by the Local Planning Authority. Such agreed details shall be permanently retained.

Reason: To safeguard the visual amenities of the area, in accordance with Policy DM1 of the Development Management Document.

04 Both dormer windows shall only be glazed in obscure glass (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 lights which shall be a minimum of 1.7 metres above internal floor level unless otherwise agreed in writing by the Local Planning Authority. 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.

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy and Policy DM1 of the Development Management Document.

05 The roof of the single storey rear extension hereby approved shall not be used as a balcony, roof garden or similar amenity area or for any other purpose unless otherwise agreed in writing by the Local Planning Authority. The roof can however be used for the purposes of maintenance or to escape in an emergency.

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy and Policy DM1 of the Development Management Document.

06 Prior to the commencement of development, details of the balustrade/railing to the first floor rear elevation shall be submitted to and agreed in writing with the Local Planning Authority. The balustrade/railing shall be permanently retained in accordance with the agreed details and shall prevent any access out onto the single storey rear extension roof below.

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy and Policy DM1 of the Development Management Document.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.

Informative

01 You are advised that as the proposed extension(s) to your property equates to less than 100sqm of new floorspace the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See www.southend.gov.uk/cil for further details about CIL.

(b) Kursaal Ward

15/01458/FUL

Erect three sheltered housing units (Class C2) with ancillary offices, storage units and staff shelter and lay out landscaping

Homeless Action Resource Project, Bradbury Centre, 103 - 107 York Road, Southend-on-Sea, Essex, SS1 2DL

HARP

SKArchitects

Mr Guttis, a local resident, spoke as an objector to the application. Mr Hair responded on behalf of the applicants.

Planning permission GRANTED subject to the following conditions:

01 The development hereby permitted shall be begun not later than 3 years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

02 The development hereby permitted shall be carried out in accordance with the approved plans Site and Block Plan P01 Revision E; Proposed site plan P06 Revision A; Proposed elevations and floorplans P03 Revision C.

Reason: To ensure that the development is carried out in accordance with the Development Plan.

03 The use hereby permitted shall be carried out only by HARP for sheltered accommodation and shall not be used as separate occupation from the Bradbury Centre in accordance with the details and particulars submitted with the application.

Reason: Permission has been granted taking into consideration the special circumstances of this case. The local planning authority needs to control future use of the premises to ensure compliance with DPD1 (Core Strategy) 2007 policies KP2 and CP4, DPD2 (Development Management Document) policy DM1, and SPD1 (Design and Townscape Guide).

04 The premises shall be used for the purpose hereby approved in accordance with Condition 03 of this permission or for a residential institution sheltered housing (Class C2) only and for no other purpose including any other purpose within Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To define the scope of this permission in light of protecting the character and appearance of the area and the surrounding residential occupiers in accordance with DPD1 (Core Strategy) 2007 policies KP2 and CP4, DPD2 (Development Management Document) policy DM1, and SPD1 (Design and Townscape Guide).

05 No development shall take place until details including samples of the materials and colour to be used on the external elevations including roofing, glazing, walls, windows and door, boundary treatments and hard surfaces have been submitted to and approved by the Local Planning Authority. The development shall only be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: In interests of visual amenity to ensure that the appearance of the building makes a positive contribution to the character and appearance of the existing school building and surrounding area in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy and policy DM1 of the Development Management Document and the Design and Townscape Guide.

06 The pedestrian access to the east exiting onto Hastings Road as shown on the 'Proposed Site and Block drawing P01 Revision E' shall only be used in an emergency and no other time.

Reason: To protect the amenities of nearby residential occupiers in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy and policy DM1 of the Development Management Document and the Design and Townscape Guide.

07 No development shall take place, until a detailed 'Management Plan' for the sheltered housing has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to through the lifetime of the development. The statement shall provide for:

- Details of the panic alarm system to be installed;
- Siting of the CCTV cameras;
- Emergency intruder protocol;
- Access control system for door entry;
- Intercom system;
- Town link radio scheme, directly linked to the police;
- Security guard rota.

Reason: To protect the amenities of nearby residential occupiers in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy and policy DM1 of the Development Management Document and the Design and Townscape Guide.

08 Notwithstanding any provisions to the contrary, no additional windows or other openings, including any change in the height or size of the windows on the plans hereby approved, shall be inserted into the flank elevations of the extension hereby approved, without first obtaining the written permission of the Local Planning Authority.

Reason: To protect the amenities of nearby residential occupiers in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy and policy DM1 of the Development Management Document and the Design and Townscape Guide.

09 No development shall commence until full details of both hard and soft landscape works for the new development have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority. These details shall include, for example: proposed finished levels or contours; means of enclosure; pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or storage units).

Soft landscape works shall include details of existing trees and shrubs to be retained, together with measures for their protection in the course of development; details of the number, size and location of the trees and shrubs to be 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 and measures to enhance biodiversity within the site. If any trees are removed or found to be dying, severely damaged or diseased within 3 years; of planting them, they must be replaced with trees of a similar size and species.

Reason: To ensure that the development is satisfactory in terms of its appearance and that it makes a positive contribution to the Local environment and biodiversity in accordance with NPPF, DPD1 (Core Strategy) policy KP2 and CP4, DPD2 (Development Management Document) policy DM1 and SPD1 (Design and Townscape Guide).

10 All hard and soft landscape works shall be carried out in accordance with the approved details submitted in accordance with condition 09. The works relating to the proposed development shall be completed within the first planting season following completion of the development shall be carried out within the first planting season following first occupation of the development or in accordance with a programme submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development is satisfactory in terms of its appearance and that it makes a positive contribution to the Local environment and biodiversity in accordance with NPPF, DPD1 (Core Strategy) policy KP2 and CP4, DPD2 (Development Management Document) policy DM1 and SPD1 (Design and Townscape Guide).

11 Prior to installation of any external lighting, the proposed lighting, including design, siting, luminance, hours of illumination and an assessment using the Institution of Lighting Engineers Guidance Note for the Reduction of Obtrusive Light shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed only in accordance with the approved scheme.

Reason: To protect the amenities of neighbouring properties and the and general environmental quality in accordance with, NPPF, DPD1 (Core Strategy) 2007 policy KP2 and CP4, and DPD2 (Development Management Document) 2015 policy DM1.

12 No part of the development shall be occupied until 10 bicycle secure and covered parking spaces have been provided in accordance with plans and details

which shall have been previously submitted to and agreed by the Local Planning Authority and the bicycle parking spaces shall be permanently maintained thereafter in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that satisfactory secure bicycle parking is provided in the interests of sustainability, amenity and highways efficiency and safety, in accordance with NPPF, DPD1 (Core Strategy) 2007 policy KP2, DPD2 (Development Management Document) 2015 and SPD1 (Design and Townscape Guide).

13 Prior to commencement of the use hereby approved, details of the storage of refuse and waste materials shall be submitted, including provision for separate recycling and clinical waste refuse stores. The development shall only be carried out in accordance with the approved details.

Reason: To make satisfactory provision for refuse storage pursuant to Waste Management Guide and DPD2 (Development Management Document) Policy DM8.

14 No development hereby permitted shall commence until details of surface water attenuation for the site, based on SUDS principles, include water consumption to 105 litres per person per day (lpd) (110 lpd when including external water consumption). Such measures will include the use of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting have been submitted to and approved by the Local Planning Authority. The works agreed shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure surface water is adequately managed in the interests of flood prevention and pollution control, in accordance with DPD1 (Core Strategy) 2007 policy KP2.

15 Prior to the commencement of development a renewable energy assessment shall be submitted to and agreed in writing with the Council to demonstrate how at least 10% of the energy needs of the development will come from onsite renewable options (and/or decentralised renewable or low carbon energy sources should also be submitted and agreed with the Local Planning Authority. The scheme as approved shall be implemented and brought into use on first occupation of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: To minimise the environmental impact of the development through efficient use of resources and better use of sustainable and renewable resources in accordance with the National Planning Policy Framework, DPD1 (Core Strategy) policy KP2 and CP4, DPD2 (Development Management) emerging policy DM2 and SPD1 (Design and Townscape Guide).

16 No construction works in connection with the development hereby permitted shall take place outside the following times 07.30-1800 on Mondays to Fridays and 0800-1300 on Saturdays and no such works shall take place on Bank and public holidays.

Reason: To protect the amenities of nearby residential occupiers in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy and policy DM1 of the Development Management Document and the Design and Townscape Guide.

Informatives

01 You are advised that in this instance the chargeable amount for the Community Infrastructure Levy (CIL) has been calculated as zero due to the specific nature of the use.

02 You are advised that the development hereby approved is likely to require approval under Building Regulations. Our Building Control Service can be contacted on 01702 215004 or alternatively visit our website http://www.southend.gov.uk/info/200011/building_control for further information.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.

(c) Victoria Ward 15/01130/FULM

**Demolish existing buildings, erect 3 storey block comprising of 49 flats, 395 sq. m retail commercial floor space at ground floor, communal amenity space, landscaping, parking and associated works (Amended Proposal)
411-415 Sutton Road Southend on Sea
Dove Jeffrey Homes Ltd
Dove Jeffrey Homes**

Ms J Wilson, a local resident spoke as an objector to the application. Mr Calder, responded on behalf of the applicants.

Planning Permission REFUSED for the following reasons:

01 The proposed development, by reason of its bulk, height, and massing, along with its proximity to nearby residential properties, would result in overbearing and overlooking to the detriment of residential amenities, contrary to the NPPF, Policy CP4 of the Southend Core Strategy 2007, DM1 of the Southend Development Management DPD and guidance contained within the Design & Townscape Guide

02 The proposed development fails to meet the National Housing Technical Standards in terms of unit sizes and would not result in high quality flexible living environments. As such the proposal is contrary to Policy DM8 of the Southend Development Management DPD (2015).

03 The proposed development would fail to make provision for adequate and accessible private outdoor amenity space, by virtue that the plans submitted do not demonstrate how the rooftop terrace could be accessed by wheelchair users

and less ambulant residents. As such the proposal is contrary to Policy DM8 of the Southend Development Management DPD (2015) and Part M4 of the Building Regulations 2010.

(d) Prittlewell Ward

15/01189/FULM

Erect two storey linked infill extension to North West corner, re-configure existing driveway and layout parking, re-position port-a-cabin erect new gates and form new access onto Prittlewell Chase

Southend High School for Boys, Prittlewell Chase, Westcliff-on-Sea, Essex, SS0 0RG

Southend High School for Boys

Rees Pryer Architects LLP

Mr D Cole, a local resident, spoke as an objector to the application. Dr Bevan responded on behalf of the applicants.

DEFERRED (PMSV)

(e) Victoria Ward

15/01314/FULM

Erect two additional floors to form twelve self-contained flats with terraces and a roof garden

The Southchurch Centre, 93 - 99 Southchurch Road, Southend-on-Sea, Essex, SS1 2NL

Mr Tom Harris

APS Design Associates Ltd.

Planning permission REFUSED for the following reasons:

01 The proposed development by reason of its design, scale, bulk and use of materials would appear overscaled, bulky and at odds with the streetscene, to the detriment of the character and appearance of the existing building and the streetscene, contrary to the National Planning Policy Framework, Core Strategy Policies KP2 and CP4, policy DM1 of the Development Management Document and the Design and Townscape Guide, 2009 (SPD1).

02 The proposal, by reason of the dwelling mix, which is predominately 2 bed units, limited internal size of some of the units, would result in cramped living conditions and lack of amenity space for future occupants. This is indicative of overdevelopment of the site and fails to contribute towards a mixed a balanced community. This is contrary to the NPPF, policies KP2 and CP4 of the Core Strategy, policy DM7 and DM8 of the Development Management DPD2 and National Housing Standards 2015.

03 In the absence of a signed legal agreement the proposal fails to secure a contribution towards affordable housing contrary to the NPPF, policies KP2, CP3, CP6 and CP8 of DPD1 (Core Strategy).

Informative

01 Please note that this application would be liable for a payment under the Community Infrastructure Levy Regulations 2010 (as amended) if planning permission had been granted. Therefore if an appeal is lodged and subsequently allowed, the CIL liability will be applied. Any revised application would also be CIL liable.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The detailed analysis is set out in a report prepared by officers. In the circumstances the proposal is not considered to be sustainable development. The Local Planning Authority is willing to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development, should the applicant wish to exercise this option in accordance with the Council's pre-application advice service.

(f) Milton Ward

15/01604/BC3

Erect temporary ice rink with marquee and associated works

The Forum, Elmer Approach, Southend-on-Sea, Essex, SS1 1NS

Councillor Moring

Southend Carnival

Planning permission GRANTED subject to the following conditions:

01 The marquee and ice rink shall be removed on or before Monday 11th January 2016.

Reason: In accordance with the wishes of the applicant, because the application has only been made for permission for a temporary period and would be unacceptable on a permanent basis.

02 The development hereby permitted shall be carried out in accordance with the approved plans Site location plan; NL 150921 B 001 Proposed Plans.

Reason: To ensure that the development is carried out in accordance with the provisions of the Development Plan.

Informative

01 You are advised that in this instance the chargeable amount for the Community Infrastructure Levy (CIL) has been calculated as zero due to the specific nature of the use and the permission sought is on a temporary basis.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set

out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.

(g) Chalkwell Ward

15/01492/FUL

Demolish existing buildings, erect part two/part three/part four and five storey building comprising of 9 self-contained flats with balconies, cycle and refuse storage, lay out parking and landscaping and form vehicular access onto the Leas

30-32 The Leas, Westcliff-on-Sea, Essex, SS0 8JB

R.S. Coombes Ltd. RIBA

Elmore Homes Limited

Planning permission REFUSED for the following reason:

01 The proposed development will result in the loss of buildings which make a significant contribution to the character of the Crowstone Conservation Area and historical reference to seafront architecture within Westcliff-on-Sea. Furthermore, the proposed replacement building by reason of its scale, bulk, mass, siting and design would fail to integrate with the streetscene and wider seafront and would fail to preserve or enhance the character of the Crowstone Conservation Area to the detriment of the character of the area contrary to the NPPF, Policies KP1, KP2 and CP4 of the Core Strategy (DPD1), Policies DM1 and DM5 of the Development Management Document and the Design and Townscape Guide (SPD1).

01 Informatives

Please note that this application would be liable for a payment under the Community Infrastructure Levy Regulations 2010 (as amended) if planning permission had been granted. Therefore if an appeal is lodged and subsequently allowed, the CIL liability will be applied. Any revised application would also be CIL liable.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The detailed analysis is set out in a report prepared by officers. In the circumstances the proposal is not considered to be sustainable development. The Local Planning Authority is willing to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development, should the applicant wish to exercise this option in accordance with the Council's pre-application advice service.

(h) Chalkwell Ward

15/01274/FUL

Demolition of existing entrance, erection of porch, form new entrance to manager's accommodation replacement of windows at front elevation and alterations to the external elevations.

**Ocean City Chinese Restaurant, 96 The Ridgeway, Westcliff-on-Sea, Essex,
SS0 8NU**

Mr M Hassan

Mr C. Stone (Stone Me Ltd)

Mr Perry, a local resident, spoke as an objector to the application.

Planning permission GRANTED subject to the following conditions:

01 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

02 The development hereby permitted shall be carried out in accordance with the following approved plans: 1576 10 and 1576 11D

Reason: To ensure that the development is carried out in accordance with provisions of the Development Plan.

03 No development shall take place until samples of the materials to be used for the frames of the proposed windows, doors and entrance porch have been submitted to and approved by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

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).

04 The windows marked as 'Fixed window' on plan 1576 11D shall be fixed shut at all times and the door marked as 'Fire Exist' shall be kept shut at all times except for an emergency.

Reason: To limit noise spillage from the application site in the interests of protecting the amenities of neighbouring residents, in accordance with the National Planning Policy Framework and policy DM1 of DPD2 (Development Management).

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.

Informative

01 You are advised that as the proposed extension(s) to your property equates to less than 100sqm of new floorspace the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See www.southend.gov.uk/cil for further details about CIL.

(i) Blenheim Park

15/01131/FUL

**Erect additional storey incorporating seven flats, layout seven car parking spaces, covered cycle store, fencing and landscaping (amended proposal)
Grove Court, 191 Southbourne Grove, Westcliff-on-Sea, Essex, SS0 0AW
Alderman Stone Chartered Surveyors**

Planning Permission GRANTED subject to the following conditions:

01 The development hereby permitted shall be begun not later than 3 years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

02 The development hereby permitted shall be carried out in accordance with the approved plans 41280-01D; 41280-04F; 41280-06N; 41280-05N; 41280-08B; 41280-09C; 41280-10A.

Reason: To ensure that the development is carried out in accordance with the policies contained within the Development Plan.

03 The materials shall be carried out in accordance with the details submitted for consideration including steel frame clad rainscreen system using Marley Eternit Tectiva E00 Calico, roofcrete covering to the flat roof, white powder coated aluminium double glazed windows and doors, Bradstone buff coping stones, seamless resin for pedestrian footpath, tarmacadam for car parking spaces. The development hereby approved shall be carried out in accordance with the details as stated above 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 National Planning Policy Framework, DPD1 (Core Strategy) 2007 policy KP2 and CP4, DPD2 (Development Management Document) policy DM1 and SPD1 (Design and Townscape Guide).

04 The car parking spaces, cycle storage and refuse store shall be carried out in accordance with plan no. 41280-04F prior to occupation of the retail use hereby approved and shall thereafter be permanently retained for the occupants of the flats and their visitors unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that satisfactory off-street car parking and turning provision is provided for proposed retail use(s) and in the interests of residential amenity and highway efficiency and safety, in accordance with the National Planning Policy

Framework, DPD1 (Core Strategy) 2007 policy KP2, DPD2 (Development Management Document) policy DM15 and SPD1 (Design and Townscape Guide).

05 Notwithstanding the balcony shown hatched on drawing 41208-06N. No other area of the roof shall be used as a balcony, roof garden or similar amenity area or for any other purpose unless otherwise agreed in writing by the Local Planning Authority. The roof can however be used for the purposes of maintenance or to escape in an emergency.

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

06 The development hereby permitted shall be carried out in accordance with drawing 41280-04F in relation to the hard and soft landscape works including the boundary wall to the front of the site and these works shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is satisfactory in terms of its appearance and that it makes a positive contribution to the local environment and biodiversity in accordance with the National Planning Policy Framework, DPD1 (Core Strategy) policy KP2 and CP4, DPD2 (Development Management Document) policy DM1, and SPD1 (Design and Townscape Guide).

07 The development hereby permitted shall be carried out in accordance with the Tree Report carried out by Tamla Trees reference 02029R with particular reference to the tree protection plan and the method statement.

Reason: To make sure that the trees on the site are adequately protected during building works in the interests of visual amenity and in accordance with DPD1 (Core Strategy) policy KP2 and CP4, DPD2 (Development Management Document) policy DM1 and SPD1 (Design and Townscape Guide).

08 The development hereby permitted shall be carried out in accordance with the renewable energy details of 21 photovoltaic panels on drawing 41280-06N and details submitted on the 13.07.2015 and the energy statement carried out by Silvercrest Solar. The approved scheme shall be implemented before the development is first occupied.

Reason: To minimise the environmental impact of the development through efficient use of resources and better use of sustainable and renewable resources 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).

09 Prior to occupation of the development hereby approved 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.

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).

Informatives

Please note that the proposed development subject of this application is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). Enclosed with this decision notice is a CIL Liability Notice for the applicant's attention and any other person who has an interest in the land. This contains details of the chargeable amount and how to claim exemption or relief if appropriate. There are further details on this process on the Council's website at www.southend.gov.uk/cil.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The detailed analysis is set out in a report prepared by officers. In the circumstances the proposal is not considered to be sustainable development. The Local Planning Authority is willing to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development, should the applicant wish to exercise this option in accordance with the Council's pre-application advice service.

(j) West Leigh Ward

15/01540/FUL

Demolish existing building and garage for 18B, extend existing vehicle crossover and erect two storey dwellinghouse.

Thames Drive Dental Practice, Rear Of 18B Thames Drive, Leigh-on-Sea, Essex, SS9 2XD

Mr G. Singh

Mr S. Fairley (BDA)

Mr Cubitt, a local resident, spoke as an objector to the application.

Planning permission REFUSED for the following reasons:

01 The proposed development, by virtue of its scale, massing and design would harmfully conflict with the character and appearance of the streetscene and the surrounding area. The proposal is therefore contrary to the National Planning Policy Framework, DPD1 (Core Strategy) policies KP2 and CP4, DPD2 (Development Management) policies DM1 and DM3 and SPD1 (Design and Townscape Guidance)

02 The proposed development, by virtue of its scale and massing and proximity to windows serving habitable rooms of neighbouring dwellings and the amenity areas of those dwellings, would have a harmfully overbearing impact on the light and outlook of the neighbouring dwellings. The proposal is therefore contrary to

the National Planning Policy Framework, DPD1 (Core Strategy) policy KP2, DPD2 (Development Management) policy DM1 and SPD1 (Design and Townscape Guidance)

03 The proposed development would be served by inadequate parking and would therefore be detrimental to highway safety and efficiency, within an area of parking stress. The proposal would therefore be contrary to the National Planning Policy Framework and policies DM3 and DM15 of the Council's Development Management DPD.

04 It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed residential unit would accord with the standards of Part M of the Building Regulations, as required by the NPPF and policies DM1 and DM8 of DPD2 (Development Management) to the detriment of living conditions having regard to the objective of achieving lifetime homes.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The detailed analysis is set out in a report prepared by officers. In the circumstances the proposal is not considered to be sustainable development. The Local Planning Authority is willing to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development, should the applicant wish to exercise this option in accordance with the Council's pre-application advice service.

Informative

Please note that this application would be liable for a payment under the Community Infrastructure Levy Regulations 2010 (as amended) if planning permission had been granted. Therefore if an appeal is lodged and subsequently allowed, the CIL liability will be applied. Any revised application might also be CIL liable.

**(k) Leigh Ward
15/01417/FULH**

**Increase ridge height of hip roof, erect dormer to rear with
recessed balcony (Amended Proposal)**

36 Leigh Hill, Leigh-on-Sea, Essex, SS9 2DN

Mr and Mrs Peter Osborne

Richard Morgan Associates Ltd

Planning permission GRANTED subject to the following conditions:

01 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; 14033/100 Revision C.

Reason: To ensure that the development is carried out in accordance with provisions of the Development Plan.

03 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings hereby approved or are required by conditions to this permission.

Reason: To safeguard the visual amenities of the area, in accordance with National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy CP4, policies DM1 and DM5 of Development Management Document DPD2 and SPD1 (Design and Townscape Guide).

04 Prior to commencement of development details of a privacy screen including the materials and height to the east and west elevations inset within the proposed terrace area to the rear shall be submitted to and agreed in writing by the Local Planning Authority. The screen shall be installed prior to the completion of the works to no. 36 Leigh Hill and permanently retained thereafter.

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the DPD1 (Core Strategy) 2007 policy CP4, DPD2 (Development Management Document) 2015 policy DM1 and SPD1 Design and Townscape Guide

Informative

You are advised that as the proposed extension(s) to your property equates to less than 100sqm of new floorspace the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See www.southend.gov.uk/cil for further details about CIL.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.

(I) Blenheim Park Ward

15/01304/DOV

Deed of Variation

Modification of planning obligation dated 18/07/2013 (as modified by appeal decision dated 07/01/2015) pursuant to application 13/00061/EXTM to vary the affordable housing requirement to provide a financial contribution in lieu of on-site provision.

845 - 849 London Road, Westcliff-on-Sea, Essex

**Venture Capital Associates
Phase 2 Planning & Development Limited**

DELEGATED to the Corporate Director for Place, Head of Planning and Transport or the Group Manager for Planning and Building Control to GRANT A MODIFICATION OF THE PLANNING OBLIGATION dated 18th July 2013 (as modified by appeal decision dated 7th January 2015) pursuant to application 13/00061/EXTM to provide a commuted sum payment for affordable housing of £134,673 in lieu of on-site provision (subject to the conditions outlined in paragraph 5.2).

Informative: You are reminded of the remaining Section 106 requirements/contributions (namely, the reinstatement of redundant vehicle crossings to footpath, education contribution and S106 monitoring fee) that are payable prior to occupation of first residential unit and prior to commencement respectively.

**(m) Victoria Ward
15/01330/DOV**

Deed of Variation

Modification of planning obligation dated 01/06/2011 (as modified by appeal decision dated 07/01/2015) pursuant to application 11/00307/OUTM to vary the affordable housing requirement to provide a financial contribution in lieu of on-site provision.

175 London Road, Southend-on-Sea, Essex SS1 1PW

Venture Capital Associates

Phase 2 Planning & Development Limited

DELEGATED to the Corporate Director for Place, Head of Planning and Transport or the Group Manager for Planning and Building Control to GRANT A MODIFICATION OF THE PLANNING OBLIGATION dated 1st June 2011 (as modified by appeal decision dated 7th January 2015) pursuant to application 11/00307/OUTM to provide a commuted sum payment for affordable housing of £156,702 in lieu of on-site provision (subject to the conditions outlined in paragraph 5.2).

Informative: You are reminded of the remaining Section 106 contributions (namely, education contribution, highway contribution and S106 monitoring fee) that are payable prior to commencement.

**(n) St Laurence Ward
15/01228/S106BA**

S106 Variation of Affordable Housing Element

Modification of planning obligation (S106 agreement) dated 11th November 2011 pursuant to application 11/01005/EXTM to remove the requirement to provide affordable housing.

97 - 99 Rochford Road, Southend-on-Sea, Essex

Stephanie Litman-Lanceron

Mr Robin Furby (S106 Management)

DELEGATED to the Corporate Director for Place, Head of Planning and Transport or the Group Manager for Planning and Building Control to GRANT A MODIFICATION OF THE PLANNING OBLIGATION dated 11/11/2011 pursuant to planning permission 11/01005/EXTM to provide a commuted sum payment for affordable housing of £20,000 (subject to the conditions outlined in paragraph 5.1).

Informative: You are reminded that planning permission 11/01005/EXTM included a number of conditions that require submission of details prior to development taking place. Details do not appear to have been submitted to date and therefore please submit details prior to carrying out any further work to avoid any breach of conditions and consequent enforcement action. In addition, you are reminded of the other Section 106 contributions (education and S106 monitoring fee) that are payable prior to commencement.

Chairman: _____