

Southend-on-Sea City Council

Development Control Committee 21st August 2024

SUPPLEMENTARY REPORT

Agenda Items 5,6 & 7
24/00237/AMDT
24/00311/RESM
24/00420/DOV

Pages 19-254
Land Between Barge Pier Road and Ness Road, Shoeburyness
(Shoeburyness Ward)

Expiry Date

The expiry date of all three applications have been extended to 23rd September 2024 to allow time for completion of the Deed of Variation.

Agenda Item 5
24/00237/AMDT

Pages 19-82
Land Between Barge Pier Road and Ness Road, Shoeburyness
(Shoeburyness Ward)

Section 4 Public Consultation

1 additional letter of representation has been received raising the following issues:

- The change to the positioning of the higher elements and the amendment of the location of employment uses near Lidl and Hinguar is unacceptable. Concerns over impact on SSSI and conservation area. 4 storey buildings should not be built next to a two-storey school.
- Concern about the reduction of proposed public open space. A separate application should be made as there is less public space and less commercial use.
- Concern that the cycle route has been relocated.

Updated Landscape Plan reference PR243-01M

The agent has submitted an updated landscape plan to correct an error in the key. A copy of the updated plan is provided in Appendix 1. This requires an update to the following condition.

Condition update

*03 The development hereby approved shall be carried out in accordance with the approved parameter plans which set out the parameters for the heights and levels of the development, the locations of the different uses across the site, the landscaping and the access and movement arrangements for the site: BA9923-2201, BA9923-1600 Rev 06, BA9923-1601 Rev 05, BA9923-1602 Rev 04, PR243-01L **PR24301M** Landscape Master Plan.*

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

**Agenda Item 6
24/00311/RESM**

**Pages 83-236
Land Between Barge Pier Road and Ness Road, Shoeburyness
(Shoeburyness Ward)**

Section 2 The Proposal

Clarifications

1.1 and 2.4 The site area for commercial use is 2,600sqm not 2,800sqm. This does not impact on the maximum quantum of commercial development on this site which remains as up to 1000sqm of health centre and up to 400sqm of retail within buildings of up to 3-4 storeys as set out in the description of development and parameter plans.

2.5 Home Zone 1 has 155 parking spaces not 153.

2.6 and 2.7 – the central communal gardens in home zones 2 and 3 are at the raised land levels.

2.8, 2.10 and 6.74 The total number of parking spaces is 326 not 324.

2.11 The play on the way comprises a ‘Wren’s nest’ wooden climbing frame which is proposed to be located close to the western boundary next to the footpath link to Ness Road.

**Section 4
Public Consultation**

3 additional letters of representation have been received raising the following issues:

- Concern over the impacts of lorry movements on existing roads and the cost of repairs to these roads
- Uncertainty regarding the grade of soil being imported.
- Concern over the lack of inclusion of the health centre and chemist and loss of potential jobs these would have provided.
- Lack of information regarding surface water flooding.
- Concern over the proposal to build on a floodplain.
- Concern over contamination of the site and lack of gas analysis.
- Concern over the reduction to affordable housing
- Impact on local services including doctors
- The scale of the buildings is out of character with the area especially those facing the estuary. The development should be houses and flats up to 3 storeys only. The design does not blend in with the existing old and new Garrison developments. Flats overlooking the school is inappropriate.

Updated Landscape Plan reference PR243-01M

As noted above an updated landscape plan has been submitted to correct an error in the key. A copy of the updated plan is provided in Appendix 1. This requires an update to the following condition.

List A

*02 The development hereby permitted shall be carried out in accordance with the following approved plans: BA9923-2001A, BA9923-2002A, BA9923-2003C, BA9923-2004D, BA9923-2005D, BA9923-2011D, BA9923-2111C, BA9923-2112B, BA9923-2113C, BA9923-2114C, BA9923-2203B, BA9923-2204A, BA9923-2570A, BA9923-2571A, BA9923-2572A, BA9923-2574A, BA9923-2575, BA9923-2576A, BA9923-2578A, BA9923-2580A, BA9923-2600B, BA9923-2601B, BA9923-2602B, BA9923-2603B, BA9923-2604B, BA9923-2605B, BA9923-2606B, BA9923-2607A, BA9923-2610B, BA9923-2612B, BA9923-2640B, BA9923-2641A, BA9923-2642B, BA9923-2650B, BA9923-2652B, BA9923-2660A, BA9923-2662A, BA9923-2670B, BA9923-2672B, BA9923-2680A, BA9923-2682A, 2105160-002, 2105160-003, 2105160-300, ~~PR243-01L~~ **PR243-01M** Landscape Master Plan.*

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

List B

Part discharge of condition 11 (Landscaping for Play Space Areas only)

*11 The submitted details of the Landscaped Areas and Play Spaces as set out on drawing references ~~PR243-01L~~ **PR243-01M** Landscape Master Plan, Drawing PR243-02 (Leap Play Area Proposals), Drawing PR243-03 (Lap Play Area Proposals) and Drawing PR243-04A Informal Play Areas are considered to satisfy part of the requirements of Condition 11 (Landscaping for Play Space Areas only) of planning permission 24/00237/AMDT, are acceptable in all relevant regards and are hereby approved. Condition 11 is part discharged. Details of the remaining details of the remaining site wide landscaping will require a further submission of details for approval at a later date.*

**Agenda Item 6
24/00420/DOV**

**Pages 237- 254
Land Between Barge Pier Road and Ness Road, Shoeburyness
(Shoeburyness Ward)**

**Section 4
Public Consultation**

1 additional letter of representation has been received raising the following issues:

- This application was submitted in March 2024 so should have been determined earlier.
- The proposed reduction in the number of affordable housing units is against Council policy. Bellway should not deviate from this policy.
- The lack of affordable units as houses is a concern.
- There is a shortage of affordable housing in Shoebury.
- Queries relating to who will be the landlord for these units.
- The proposal does not meet the housing needs of Shoebury.

