

# Southend-on-Sea Borough Council

Development Control Committee 9<sup>th</sup> November 2016

## SUPPLEMENTARY INFORMATION

### Agenda Item 7 to 8 – Pre-Meeting Site Visits

Page 88

SOS/16/01246/FUL      **The Shore, 22-23 The Leas, Westcliff-on-Sea.**

7.4      One additional letter has been received which requests that consideration is given to the objections that have been raised by the residents of Whitefriars Crescent.

### Agenda Items 9 to 17 – Report on Planning Applications

Page 125

16/1350/FUL

**7-9 Lansdowne Avenue, Leigh-on-Sea**

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

##### **Public Consultation**

7.4 One additional letter of representation has been received which does not object to the application however, raises queries in respect of the below:

- The Party Wall Act **[Officer comment: This is a civil matter.]**
- Management of the demolition and access in relation to it
- Protection of existing trees in the rear garden of the neighbouring properties.
- When the new boundary fence will be constructed.
- Assurance of security and privacy of the neighbours' gardens.
- Will replacement fences will measure 6 feet 6 inches high. **[Officer comment: Details of boundary treatments would be dealt with by condition.]**
- Hours of work on the construction site.
- Security of the site outside of working hours. **[Officer comment: This is not a material planning consideration.]**
- Date for commencement of demolition and construction work to take place. **[Officer comment: Planning permission if approved shall commence within 3 years.]**
- How long the project will take to complete. **[Officer comment: This is not a material planning consideration.]**
- If the owners sell the site with permission in place how are the concerns above addressed by the developers?

#### **8. Recommendation**

Condition 07 reworded to read:

**07. Prior to the first occupation of the dwellinghouse, the existing dropped kerbs to the front of the site shall be reinstated to footway.**

**Reason: To provide additional on-street parking and in the interest of visual amenity, in accordance with Policies DM1 and DM15 of the Development Management Document.**

Additional informatives:

**04. This grant of planning permission does not give permission for the encroachment of any part of this development, including eaves, guttering, rainwater goods etc, onto land outside the application site or outside the control of the applicant. Any such encroachment may require an agreement under the Party Wall etc Act 1996, and it is the applicant's responsibility to ensure any such agreement is made.**

**05. Please be advised that separate consent of the Local Highways Authority will be required for the reinstatement of the redundant vehicular crossovers and other works within the limits of the adopted highway. You are recommended to discuss with the Local Highways Authority separately and ensure that you have the necessary consents in place.**

Page 157

SOS/16/01558/FUL

88 Undercliff Gardens, Leigh-on-Sea

### **Representation Summary**

#### 8.2 Leigh-on-Sea Town Council

Leigh-on-Sea Town Council have objection to the application on the grounds that the development "is of an inappropriate design, and out of keeping with the street scene as well as the other properties in Undercliff Gardens. It is also over dominant and would cause shadowing to neighbouring properties."

Informative.

Replace informative with:

**"Please note that the development the 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 Community Infrastructure Levy (CIL) Liability Notice for the attention of the applicant and any person who has an interest in the land. This contains details including the chargeable amount, when this is payable and when and how exemption or relief on the charge can be sought. You are advised that a CIL Commencement Notice (CIL Form 6) must be received by the Council at least one day before commencement of development. Receipt of this notice will be acknowledged by the Council. Please ensure that you have received both a CIL Liability notice and acknowledgement of your CIL Commencement Notice before development is commenced. Most claims for CIL relief or exemption must be sought from and approved by the Council prior to commencement of the development. Charges and surcharges may apply, and exemption or relief could be withdrawn if you fail to meet statutory requirements relating to CIL. Further details on CIL matters can be found on the Council's website at [www.southend.gov.uk/cil](http://www.southend.gov.uk/cil)."**

129 Leigh Hall Road, Leigh-on-Sea

## 7. Representation Summary

### Public Consultation

One additional letter received.

7.5 Concerns with the proposed additional drop kerb placing significant pressure on the availability of on-street parking.

### Recommendation

Additional condition

**14. Notwithstanding the details shown on the approved plans, the development shall comply with M4(2) of the Building Regulations unless otherwise agreed in writing by the local planning authority.**

**Reason: To ensure the dwellings are accessible to all, in accordance with Policy DM3 and DM8 of the Southend on Sea Development Management DPD.**

12 Marine Close, Leigh-on-Sea

## 8.3 Representation Summary

One objection has been received on the grounds that, as stated in the Officer's Report, the materials used do not reflect the surrounding street scene.