

SUPPLEMENTARY INFORMATION

AGENDA ITEM 4a REPORT ON PRE-MEETING SITE VISITS

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12/01574/FUL

40 Canewdon Road, Westcliff-on-Sea

6. Representation Summary

Public Consultation - At the time of writing the main report 3 letters of support and 1 letter of representation (neither objecting or supporting) had been received (detailed under paragraph 6.4 on page 18 of the main agenda).

One additional letter of support has been received stating:

- The proposed development is excellent and would result in a vast improvement to the derelict garages on site.
- The houses would be a vast improvement given that we overlook the development and would prefer to see a house on site.

One additional letter has been received objecting to the proposed development stating:

- The agent has been in contact with local residents with regards to proposed build and they have been asked for their direct comments but not spoken to all residents as the proposal will affect the value of my property and the overall outlook.
- The current plans show a two storey building that will overlook my property. Natural light will be lost from a second bedroom and also the view from the room.
- The land in question is at a higher level due to the hill and the lay of the land, in effect it will be a three storey building relative to other dwelling. This is the only side of my property that affords me any views and natural light; the proposed build will directly affect my comfort and property value.

To conclude in total there are 4 letters of support, 1 letter of objection and 1 letter of representation neither objecting nor supporting.

AGENDA ITEM 4(b) REPORTS ON MAIN PLANS

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Esplanade House, Eastern Esplanade

2. Appraisal

Since the main report was drafted the application has withdrawn proposed changes to (3) CCTV, (5) Highways contributions, and (6) parking surveys.

In terms of the proposal for (2) education contributions in respect of the affordable housing land, it is proposed this is paid by the RSL prior

to occupation rather than the applicant/owner. Providing the monies are made available for education infrastructure at the appropriate time there are not considered to be any planning grounds on which to refuse this aspect of the proposal.

The recommendation is amended as follows:

9. Recommendation

Members are recommended to DELEGATE to the Head of Planning & Transportation or Group Manager of Development Control & Building Control authority to MODIFY THE S.106 AGREEMENT associated with the planning permission reference 10/00140/FULM in accordance with the provisions outlined within this report.

- **Decontamination (1): land can be transferred to RSL in a contaminated state.**
- **Education Contribution (2): RSL or owner may pay education contribution prior to occupation.**
- **Education Contribution – Market Housing (4): To be paid in two instalments.**

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12/00810/DOV

East Beach, Shoeburyness

6. Representation Summary

Environment Agency

Our maps show the site lies partly within Flood Zones 2 and 3, the medium and high risk zones, respectively. However, due to the nature of the development the proposal has been deemed to be low risk. The development shall not be used for residential purposes or as overnight accommodation. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Natural England

Natural England advises your authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which Benfleet and Southend Marshes SPA and Ramsar site has been classified. Appropriate Assessment is not required.

We would expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on the following when determining this application: local sites (biodiversity and geodiversity); local landscape character; local or national biodiversity priority habitats and species.

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes.

Public Consultation

A petition containing 193 names and addresses has been received in objection to the application on the basis the land should be kept open as a public space.

Seven letters of representation have been received (total 5 objection and 2 in support), objections are on the grounds of:

- No access for disabled or elderly - an amendment should be made to allow access
- Southern ramp will become useless
- Will exacerbate parking problems
- Area is prone to vandalism and will attract drunks and drug-users
- High risk of damage and disturbance to nearby residents from late night revellers
- Spoil view [**Not a planning consideration**]
- Create litter problems

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13/00009/BC3

Queensway House, Essex Street, Southend-On-Sea, SS1 2NY

6. Representation Summary

Design and Regeneration

No objections to a temporary surface car park on this site, however, the redevelopment of this site has the potential to make a significant contribution to the regeneration and expansion of the town centre including the provision of new housing and commercial development, replacement car parking and a new public open space and this should remain the medium to long term objective of the site.

Traffic and Highways

No objections

Environmental Health

The Environmental Protection Team within Regulatory Services does not wish to raise any adverse comments in respect of this application. However noise issues may arise during the construction phase; which may lead to hours of work being restricted. Therefore the following conditions are to be attached.

1. Construction hours restricted to 7.30am – 6pm Monday to Friday, 8am – 1pm Saturday and not at all on Sundays or Bank Holidays.
2. During any Construction and Demolition. Given the site's location to other properties no burning of waste material on the site.

[Officer comment – Demolition of this building can be carried out without the need for planning permission and therefore it is not considered reasonable to impose these conditions]

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12/01648/BC3

Tylers House, Tylers Avenue, Southend-On-Sea

1. The Proposal

It should be noted that "Club 60" have now changed their name to "Club 50+" and that the proposed conditions are now altered to reflect this change.

6. Representation Summary

Highways

The site benefits from being in a very sustainable location with regard to public transport. The site is also in close proximity to public car parks. Therefore no highway objections are raised.

Environmental Health

No objections

7. Public Consultation

One letter of objection received relating to the following issues:

- Increased occupation of the premises, increasing the level of amount of access/egress concerns re emergency evacuation **[officer comment - The stair width of the premises allows up to 420 people in the building for simultaneous evacuations at any one time. The Club will undertake all necessary Risk Audits to comply with the requirements of the Landlord in compliance with Statute and British Standards. For example the Club where required would have the necessary training to use “Evac Chairs” or similar in the event of a fire, as the lifts are not “fire lifts”. Therefore the increase occupancy will not prevent safe evacuation from the premises]**
- Insufficient washroom facilities to serve the development **[Officer comment – this is not a planning consideration]**
- Concern that noise will interfere with adjoining use **[Officer comment - In accordance with “Noise impact assessment drawing 1” previously submitted, the internal works will have internal sound barriers/insulation within the studwork to prevent potential noise nuisance affecting the adjoining owners. In any event it is not envisaged that the proposed use would detrimentally affect the adjoining occupiers.]**
- Alterations will result in a detrimental change to the corporate image of the building which will affect existing professional occupiers **[Officer comment - The proposed use is for 3 years only. This is not a planning consideration]**

9.0 Recommendation

Condition 01 is amended to read:

The use hereby permitted shall be carried out only by "Club 50+" and shall be for a limited period being the period of 3 (three) years from the date of this letter or during which the premises are occupied by "Club 60"; whichever is the shorter.

When the premises cease to be occupied by "Club 50+" or at the end of 3 (three) years whichever shall first occur, the use hereby permitted shall cease.

6.2 Asset Manager – no objection

6.7 Highways – no objection

9.0 Recommendation

Condition 16 is a replication of Condition 15 and should therefore be deleted and the remaining Conditions renumbered accordingly.

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12/01424/FUL**

80A London Road, Southend-On-Sea

The Expiry Date as set out in the front table should read:
18 February 2013

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12/01650/FULH**

83 Tattersall Gardens, Leigh-on-Sea, Essex, SS9 2QS

Leigh-on-Sea Town Council

Objection to the large and overbearing extension, almost doubling the volume of the property and unbalancing a pair of traditional semis.

The ground floor extension would extend beyond the 45 degree rule from the nearest point of the patio doors of no. 81. The first floor is only just within a 45 degree line from the bedroom window of no. 81. The blank walls and roof of the extension would therefore be extremely oppressive from the existing private patio area of 81. **[Officer Comment: Please refer to paragraph 4.8 of the main report]**. The proposed Juliette balcony and full height windows at first floor would cause real/and or perceived overlooking of both neighbours.

Site plan fails to show the single storey extension at 85 Tattersall Gardens which has a glass roof and would be overlooked **[Officer Comment: This is an existing situation and is referred to in paragraph 4.8 of the main report]**. There are concerns the extension will cause loss of light to habitable rooms in the north wall of 85 Tattersall Gardens. There are no other two storey rear extensions down this road.