

Public Document Pack

Southend-on-Sea Borough Council

Legal & Democratic Services

Strategic Director: John Williams

📍 Civic Centre, Victoria Avenue, Southend-on-Sea, Essex SS2 6ER

☎ 01702 215000

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31 July 2019

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 31ST JULY, 2019

Please find enclosed a copy of the supplementary report considered at the meeting of the Development Control Committee held on Wednesday, 31st July, 2019.

Yours sincerely

Tim Row
Principal Democratic Services Officer

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SUPPLEMENTARY INFORMATION

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19/00552/FULM

25 Roots Hall Avenue, Southend-on-Sea

4. Representation Summary

A letter of objection has been received which makes the following summarised comments:

- The car park proposed would result in significantly more intensive use at this part of the site than the existing arrangements.
- Application has not undertaken an assessment of the impact of the access point onto Roots Hall Avenue and does not demonstrate that the visibility is sufficient to ensure all cars could enter and exit sufficiently without danger to the safety of the future and existing residents or other highway users.
- There is a right of way for access to Roots Hall Stadium, where the cycle parking stands are proposed, which will permanently block and prevent a right of access to the stadium site.
- Contrary to Policy DM15 and Paragraph 109 of the NPPF.
- Does not create an effective highway.
- Do not object to the principle of the residential redevelopment, but this proposal is poorly designed and is inappropriate within its context, with particular consideration of access to the site and right of way to Roots Hall Stadium.

10. Recommendation

An extension of time to determine the application has been agreed until 16th August 2019. Therefore part (c) of the recommendation shall be amended to:

In the event that the planning obligation referred to in part (a) above has not been completed by 16th August 2019 or an extension of this time as may be agreed, the Director of Planning and Transport or Group Manager Planning & Building Control be authorised to refuse planning permission for the application on the grounds that the development would not provide for education provision and that as such the proposal would be unacceptable and contrary to Policies KP2, KP3, CP6 and CP8 of the Core Strategy (2007).

4. Representations Summary

An additional email has been received from a neighbour which makes the following summarised comments:

- Unable to attend the Committee meeting.
- Hope original concerns are considered.
- Navana and Garrards Restaurant directly impact the living conditions and environment of residents.