

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

🌐 www.southend.gov.uk

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12 September 2019

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 11TH SEPTEMBER, 2019

Please find enclosed a copy of the supplementary report that was considered at the meeting of the Development Control Committee held on Wednesday, 11th September, 2019 which was not available when the agenda was printed.

Yours faithfully

Tim Row
Principal Democratic Services Officer

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SUPPLEMENTARY INFORMATION

Page 7

19/00834/FULM

Land South of Campfield Road, Shoeburyness

4. Representation Summary

Essex and Suffolk Water

No objection.

Tree Officer

The proposal to remove all vegetation from the site with no trees retained and no proposals to re-plant trees or new landscape planting of the areas would result in a harsh lack of natural cover, form or growth. Landscaping proposals would usually be expected.

9. Recommendation

It is recommended that condition 13 is amended to read:

The development hereby approved shall not be brought into first use unless and until details of the design of the south-east elevation which may include public art or an alternative design approach to that currently shown has been submitted to and approved in writing by the local planning authority. The development hereby approved shall not be first used until the approved public art or alternative design approach has been provided in full accordance with the details approved under this condition.

Reason: To provide an acceptable design response and to safeguard the character and appearance of the surrounding area in accordance with Policies DM1 and DM3 of the Development Management Document (2015) and Policies KP2 and CP4 of the Core Strategy (2007).

It is recommended that condition 17 is amended to read:

The development hereby approved shall not take place in the bird breeding season (March to August) unless a scheme of mitigation to ensure breeding birds are not prejudiced by the implementation of the development hereby approved has been submitted to and approved by the Local Planning Authority. Where development takes place within the bird breeding season (March to August) the development shall only be implemented in accordance with the mitigation scheme approved under this condition.

Reason: To ensure the development results in no adverse harm to ecology or biodiversity in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP1, KP2 and CP4.

4. Representation Summary

A petition has been received objecting to the proposed development with 70 signatures to the following reasons:

- Overdevelopment;
- Development not consistent with urban grain
- Protected green space Backland site impacts on neighbours and amenity space
- Wildlife would be reduced
- Precedent if granted planning permission
- Houses amenity disproportionate to surrounding area
- Highway safety
- Parking stress
- 3 storey houses not acceptable
- Drainage problems
- Development out of character with pattern of development
- Harmful to neighbours

Two additional letters of representation has been received objecting to the proposed development stating:

- Detrimental impact of the proposed vehicular access road would have on the rear amenity of the neighbouring properties on Crosby Road that will face the development;
- Location of the houses unacceptable
- Backland development
- Access road not wide enough without demolishing Crosby Road