

# Public Document Pack

**Southend-on-Sea Borough Council**

**Legal & Democratic Services**

**Strategic Director: John Williams**

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01 July 2020

Dear Councillor

## **DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 1ST JULY, 2020**

Please find enclosed, for consideration at this afternoon's meeting of the Development Control Committee a copy of the supplementary report which sets out further information since the agenda was printed.

Yours faithfully

Tim Row

Principal Democratic Services Officer

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## **Southend-on-Sea Borough Council**

Development Control Committee 1<sup>st</sup> July 2020

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### **SUPPLEMENTARY INFORMATION**

Page 45 & 56

**20/00468/BC4 & 20/00469/LBC Agenda Item 5**

#### **Gunner Park, Ness Road, Shoeburyness**

7.24 Community Infrastructure Levy (CIL)

Correction

The standard Community Infrastructure Levy (CIL) paragraph at 7.24 is incorrect and should be replaced with:

'The proposal for the existing property equates to less than 100sqm of new floor space, the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable.'

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**20/00513/FULM Agenda Item 6**

#### **All weather pitch Southchurch Park, Southend on Sea**

##### **4. Representation Summary**

An electronic petition has been received – at close of business on 30<sup>th</sup> June the petition had 346 signatures. Summary of objections as follows:

- The stand implies the expectation of increased crowds and larger crowds (where football is concerned) generally leads to greater incidence of anti social behaviour.
- If the club intends to increase its match potential then there will be parking problems too this is wholly unacceptable as is the likely incursion of on street parking which will eventually result in changes to the parking structure for resident parking.
- The exploitation of public parks for what is clearly a privately owned limited company is neither a benefit to other park users and nor would it add anything to the park or the experience of regular (often daily) park users or most of the local resident [sic]

Two further representations have been received, one from a previous objector, summarised as follows:

Please consider either deferring this application until the fence application (withdrawn 18th June - see 2.4 Case Report) is resubmitted or refuse this application, as it fails to resolve the purpose of the proposal which is "to achieve compliance with Football Association ground-grading (Grade F) requirements."

FA informed Essex Senior League clubs must be compliant on:

- Compliant (1.0 Ground) Spectators view match, standing or seated, for full length of at least 3 sides of the playing area
- Compliant (1.1 Security of Tenure) Club demonstrate security of tenure - S.B.C. licence
- Compliant (1.2 Ground Sharing) Ground sharing is permitted (if any new fence application was refused)
- Clapton FC have shared Southend Manors pitch last season
- Non Compliant - (1.4 Boundary of the Ground) Must be enclosed by a permanent boundary, minimum height 1.83m (6ft) - Withdrawn 20/00526/FULM Fence application states 1.905m (6ft 3")
- Compliant (1.6 Car Parking) Car parking facilities on or adjacent to the ground - Southchurch park or adjacent road
- Compliant (1.8 Pitch Standards) Playing surface must be grass
- Compliant (2.1 Spectator Facilities) Covered accommodation must be 200, of which at least 100 must be seated
- Compliant (2.3 Spectator Facilities) Any level surface within the ground should ideally be hard standing.
- Flat and well maintained grassed areas may be accepted.
- Pitch is situated on our Council's Open & Protected Green space. (Core Policy 7)

The proposed stand will be visible to myself, passers by and will undoubtedly spoil the lovely views of green space across the park.

**18/00241/UNAU\_B Agenda Item 8**

**47 Prince Avenue Westcliff on Sea**

**Appendices B and C Officer reports for 19/01096/FUL and 20/00212/FUL**

The two above reports are appended for information. Paragraph 2.5 of the Appendix B officer report for 19/01096/FUL (and as subsequently duplicated on page 201 at paragraph 2.7) incorrectly numbers the 3 reasons for refusal of 19/01096/FUL as 04, 05 and 06 (and then 07, 08 and 09 on page 201). In each of the two cases the reasons for refusal should be numbered 01, 02 and 03.

On page 200 Paragraph 2.6 of the Appendix C officer report for 20/00212/FUL incorrectly numbers the two reasons for refusal as 03 and 04. They should be numbered 01 and 02.

**20/00423/FUL**

**Agenda Item 7**

**22 - 24 St Benet's Road**

**Condition 4**

There is a missing plan reference in the body of the condition. It should read:

*The development shall not be occupied until 6 car parking spaces have been provided at the site and made available for use in accordance with drawing 18.150/10/rev D, together with properly constructed vehicular access to the adjoining highway, all in accordance with the details shown on approved plan 18.150/10/rev D Proposed Site Layout Plan. The parking spaces shall be permanently retained thereafter for the parking of occupiers of and visitors to the development.*

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