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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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06 January 2021

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 6TH JANUARY, 2021

Please find enclosed, for consideration at this evening's meeting of the Development Control Committee, a copy of the supplementary report which provides further information on applications since the publication of the Agenda.

Yours faithfully

Tim Row
Principal Democratic Services Officer

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Southend-on-Sea Borough Council

Development Control Committee 6th December 2021

SUPPLEMENTARY INFORMATION

4

Note for all applications:

The Community Infrastructure Levy (CIL) rates have been updated as of 1st January 2021 as follows:

Development Type	2015 Adopted CIL rate per square metre	Updated CIL rate per square metre from 1 st January 2021
Residential (Class C3 and C4) – Zone 1	£20	£25.62
Residential (Class C3 and C4) – Zone 2	£30	£38.42
Residential (Class C3 and C4) – Zone 3	£60	£76.85
Extra care and retirement housing ¹	£20	£25.62
Supermarkets and superstores ² and retail warehousing ³ (net retailing space of over 280 square metres)	£70	£89.65
Development by a predominantly publicly funded or 'not for profit' organisation ⁴ (see below for definition) including medical and health services, social care, education, emergency services, waste facilities, community facilities, sport and leisure facilities only	£0	£0
All other uses not cited above	£10	£12.81

Agenda Item 5 Pages 31-62

20/01612/OUT 6 Crosby Road and 121-123 Crowstone Road, Westcliff-on-Sea

Page 33 3. Relevant Planning History

Update – since the drafting of the committee report an appeal has been lodged against a previous application on this site reference 20/00546/OUT which sought permission to demolish the existing buildings (including No.6 Crosby Road) and erect 4x three-storey buildings comprising 8 dwellinghouses. The appeal has not yet been determined.

Although not forming part of this site, there is also a current appeal pending for the former school playing field to the rear of the application site. The appeal is against the refusal of planning permission reference 20/00709/OUT for 6 dwellings. This appeal has not yet been determined.

4. Representations Summary

Since the committee report was finalised, an additional 3 letters of representation have been received which make the following summarised comments:

- Previous applications have been refused on the site.
- Concerns relating to number of units proposed.
- Concerns relating to the demolition of No.6 Crosby Road and that its demolition would provide access to the playing fields to build additional housing on protected green space.
- Detached houses would be more in-keeping.
- Residential amenity concerns.
- Loss of privacy.
- Loss of sunlight and daylight.
- Design concerns including that the proposed dwellings are too high and the pitch of the roof is unacceptable and concerns relating to the building lines.
- Pleased to see houses not flats. 5 houses on site more acceptable than 18 flats.
- Concerned that 2 parking spaces will be provided to the front of No.6.
- Concerns that the application was wrongly validated relating to concerns over No.6 Crosby Road and concerns relating to plans submitted.
- Concerns relating to neighbour consultation.

9. Recommendation

The positive and proactive statement was omitted and should be included as follows:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.

Photographs

Photographs of the site were omitted from the agenda. They have been included as appendix 1 of this Supplementary Agenda.

4. Representation Summary

4 additional letters of representation have been received raising the following summarised issues:

- The fixed roof over the raised plinth will increase the use of this area and substantially increase overlooking concerns for neighbouring properties.
- Concern that the proposal relates to land which is owned by the Crooked Billet.
- The resident's concerns have not been taken seriously.
- The space to the east seems too small for access by cycles.
- Tables and chairs are no longer shown on the terrace area which is misleading.
- Noise and unsociable behaviour.
- Lack of access for disabled customers.

9. Recommendation

Condition 07

Correction to condition and first line of its reason to ensure consistency between restaurant hours and takeaway operation hours.

Replace the existing recommended condition and reason:

07 The class A3 (restaurant) use shall not be open to customers outside the following times: 09:00 until 24:00 hours on Monday to Sundays including Bank Holidays from May through to and including September and 12:00 until 24:00 hours Mondays to Sundays including bank holidays from October through to and including April. The ancillary takeaway element of this operation shall not be available to customers outside the following times: 09:00 and 21:00 Mondays to Sundays including bank Holidays.

Reason: In order to protect the amenities of occupiers of surrounding occupiers in accordance with policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).

With the following condition and reason:

07 The class A3 (restaurant) use shall not be open to customers outside the following times: 09:00 until 24:00 hours on Monday to Sundays including Bank Holidays from May through to and including September and 12:00 until 24:00 hours Mondays to Sundays including bank holidays

from October through to and including April. The ancillary takeaway element of this operation shall not be available to customers outside the following times: 09:00 until 24:00 hours on Monday to Sundays including Bank Holidays from May through to and including September and 12:00 until 24:00 hours Mondays to Sundays including bank holidays from October through to and including April.

Reason: In order to protect the amenities of surrounding occupiers in accordance with policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).

Agenda Item 7 Pages 97-120

20/01518/AMDT Scout Hall, 52 High Street, Leigh-on-Sea

4. Representation Summary

1 additional letter of representation has been received raising the following summarised issues:

- Queries over land ownership.
- The resident's concerns have not been taken seriously.
- The space to the east seems too small for access by cycles.
- Tables and chairs are no longer shown on the terrace area which is misleading.
- Noise and unsociable behaviour.
- Lack of access for disabled customers.

9. Recommendation

Condition 09

Correction to condition and first line of its reason to ensure consistency between restaurant hours and takeaway operation hours.

Replace the existing recommended condition and reason:

09 The class A3 (restaurant) use shall not be open to customers outside the following times: 09:00 until 24:00 hours on Monday to Sundays including Bank Holidays from May through to and including September and 12:00 until 24:00 hours Mondays to Sundays including bank holidays from October through to and including April. The ancillary takeaway element of this operation shall not be available to customers outside the following times: 09:00 and 21:00 Mondays to Sundays including bank Holidays.

Reason: In order to protect the amenities of occupiers of surrounding occupiers in accordance with policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).

With the following condition and reason:

09 The class A3 (restaurant) use shall not be open to customers outside the following times: 09:00 until 24:00 hours on Monday to Sundays including Bank Holidays from May through to and including September and 12:00 until 24:00 hours Mondays to Sundays including bank holidays from October through to and including April. The ancillary takeaway element of this operation shall not be available to customers outside the following times: 09:00 until 24:00 hours on Monday to Sundays including Bank Holidays from May through to and including September and 12:00 until 24:00 hours Mondays to Sundays including bank holidays from October through to and including April.

Reason: In order to protect the amenities of surrounding occupiers in accordance with policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).

Agenda Item 8 Pages 121 – 136

20/01511/FUL 266 Westborough Road, Westcliff-on-Sea

Page 121 4. Representations

An additional representation raises objection on the following grounds: refusal of HMO proposal in 2018 due to loss of dwelling and parking impact; overdeveloped area; proposed link out of character in a residential area; unsatisfactory design; inadequacy of light; lack of garden amenity.

Page 135 7. Appraisal

Paragraph 7.10 - The description of neighbouring uses should state a car MOT garage is to the west (not east) and a financial services business is to the south (not north)

Page 129 Photographs

Photographs of the site were omitted from the agenda. They have been included as appendix 2 of this Supplementary Agenda.

Agenda Item 9 Pages 137-156

20/01520/FULM 266 Westborough Road, Westcliff-on-Sea

Page 144	7 Appraisal
	Paragraph 7.18 - The description of neighbouring uses should state a car MOT garage is to the west (not east) and a financial services business is to the south (not north)
Page 149	Photographs
	Photographs of the site were omitted from the agenda. They have been included as appendix 2 of this Supplementary Agenda.
Agenda Item 10	Pages 157 – 182
19/01687/FUL	Camelia Hotel, 176-178 Eastern Esplanade
Page 173	Photographs
	Photographs of the site were omitted from the agenda. They have been included as appendix 3 of this Supplementary Agenda.
Agenda Item 11	Pages 187-208
20/01619/FUL	6 Lavender Grove, Westcliff-On-Sea, Essex, SS0 0QP
Pages 196 – 197	9 Recommendation
	Condition 11: The applicant has submitted a construction method statement since the drafting of this committee report.
Page 199	Photographs
	Photographs of the site were omitted from the agenda. They have been included as appendix 4 of this Supplementary Agenda.

**Appendix 1 – Photographs for Agenda Item 5 - 20/01612/OUT – 6 Crosby Road and 121-123 Crowstone Road,
Westcliff-on-Sea**











Appendix 2 – Photographs for Agenda Items 8 and 9 - 20/01511/FUL and 20/01520/FUL – 266 Westborough Road, Westcliff-on-Sea





Appendix 3 – Photographs for Agenda Item 10 – 19/01687/FUL – Camelia Hotel, 176-178 Eastern Esplanade, Southend-on-Sea



Dolphin Court no.178 (hotel) no.176 (hotel) no.175/a



Garages are part of the site



Siting of proposed
outbuilding below
Garage block to be demolished



From neighbouring land



Garage block
to be demolished



Garage block to be demolished

Access out to public car park





Garage block to be demolished

Application site



Existing dwelling



Access to side of dwelling and rear of
Carlingford Drive



View from access toward Lavender
Grove



Rear garden – application site



View to rear of Carlingford Drive



Existing relationship with No.10



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