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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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03 March 2021

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 3RD MARCH, 2021

Please find enclosed, for consideration at the this afternoon's meeting of the Development Control Committee a copy of the supplementary report which provides additional information in respect of the applications referred to on the Agenda which was not available when the Agenda was printed.

Tim Row
Principal Democratic Services Officer

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Southend-on-Sea Borough Council

Development Control Committee 3rd March 2021

SUPPLEMENTARY INFORMATION

3

Agenda Item 5 **Pages 53 - 138**

20/02207/FUL **315 Station Road, Westcliff-on-Sea (Chalkwell Ward)**

Page 57 **4 Representations Summary**

Since the publication of the agenda, an additional representation by an interested third party was received. The third party had already made representations for this application. The representation is summarised as follows:

- Making amendments to a submitted scheme is not right.
- The current application should be withdrawn and a new application should be submitted.
- There was no notification of the changes and this is against human and democratic rights and prejudicing the community.
- The developer has been trying to overdevelop this site for years.
- Granting planning permission for this application would increase chances the developer gets a permission for a larger scheme by the planning inspectorate.
- Three-storey houses would be overcrowding and overdevelopment.

[Officer comment: The comments contained within the representation are noted and the relevant to planning matters have already been addressed in the main body of the officers' report. Regarding the comments on the process, the Local Planning Authority has a duty to deal with all planning applications in a positive and proactive way. As part of this duty, it is not uncommon for officers to highlight problematic aspects of planning applications and developers to respond by amending the scheme to address the highlighted issues within the course of a planning application. Unless such amendments are submitted very late in the process or alter the substance of the application, it is unlikely there would be a good reason for an LPA to refuse to consider them. Depending on the nature of the amendments, additional public consultation may be carried out. In this instance, the amendments to the scheme resulted in a reduced proposed built form, the impact of which in all regards would be lesser than the original submission. As such it was not considered that new material considerations would be raised through a public notification process or that the community would be prejudiced. This is not an uncommon approach and it is taken by many Local Planning Authorities.]

Agenda Item 7 **Pages 163 - 204**

20/00728/OUTM **117 North Crescent, Southend-On-Sea (St Laurence Ward)**

Representation Summary

The applicant has submitted further comments in support of the application.

The Proposal

Fig 1 below – aerial view of site as extended



Fig 2 below – aerial view showing application site prior to erection of unauthorised extension

