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Southend-on-Sea Borough Council

Legal & Democratic Services

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07 April 2021

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 7TH APRIL, 2021

Please find enclosed, for consideration at today's meeting of the Development Control Committee, a copy of the supplementary report, which provides additional information on applications listed on the Agenda that was unavailable when the Agenda was printed.

Yours faithfully

Tim Row
Principal Democratic Services Officer

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Southend-on-Sea Borough Council

Development Control Committee 7th April 2021

SUPPLEMENTARY INFORMATION

7

Agenda Item 8 **Pages 129 - 188**

20/01396/FULM **Victoria House, 47 Victoria Avenue, Southend on Sea (Victoria Ward)**

Page 141 **Ecology – Essex Coast RAMS**

The RAMS tariff has increased at £127.30 per dwelling in line with the Retail Prices Index (RPI) for February 2021. The additional payment has been made by the applicant and the proposal continues to offer suitable mitigation for its in-combination effects to designated sites.

Agenda Item 9 **Pages 189 - 232**

20/01726/BC3M **Garages at Eagle Way, Shoeburyness**

This item has been deferred and will now be considered at a later Development Control Committee.

Agenda Item 10 **Pages 233-270**

21/00217/BC3M **Chalkwell Hall Infants School, London Road,**

Page 235 **Consultations**

Since the publication of the agenda, an additional consultation response has been received from the Council's SuDS and Drainage Engineers which can be summarised as:

The information provided for the SuDS/Drainage Strategy is deemed sufficient for this stage, however, additional information will need to be address and submitted for review during detailed design prior to construction as part of conditions.

As such it is considered that condition 9 can be altered from:

09 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, and in accordance with the Drainage Plan drawing reference H14500.D1, the development hereby permitted shall not be commenced other than for demolition works unless and until a detailed design of a surface water drainage scheme and surface water management strategy has been submitted to and approved in writing by the local planning authority. The details submitted shall include, but not limited to:-

- a) *A SuDS/drainage statement. This should include information on how the proposed drainage design satisfies SuDS in terms of water quality, attenuation and discharge quantity for the lifetime of the development.*
 - b) *Evidence in the SuDS statement of consideration for infiltration (with ground investigation data or records) and connection to a watercourse.*
 - c) *Evidence of consideration of appropriate source control measures as rainwater harvesting, green, blue or brown roofs with appropriate justification when these have not been implemented.*
 - d) *Confirmation of the acceptance from Anglian Water on the proposed indirect connection into the sewer.*
 - e) *A detailed drainage plan including positively drained areas (permeable and impermeable), final sizing of proposed SuDS and drainage systems, points of connection, discharge restrictions/flow controls and failure/exceedance overland flow routes. The applicant should confirm on the plan if pumping is required. The drainage design should consider that construction phase activities may compromise the below ground surface water drainage infrastructure and take necessary precautions to prevent and/or repair damage.*
 - f) *Calculations of the attenuation storage for the 1 l/s restriction up to 1 in 100 year storm (including 40% climate change).*
 - g) *Details of the body that will be responsible for the maintenance of proposed SuDS/drainage throughout the lifetime of the development. The applicant should also provide a management statement to outline the required maintenance for the site and a maintenance schedule.*
 - h) *Information should be provided in relation to the management of Health and Safety Risks arising from the proposals.*
- The drainage strategy and SuDS design statement must be implemented in full accordance with the details approved under this condition before the development hereby approved is first occupied or brought into first use.*

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development and to prevent environmental and amenity problems arising from flooding in accordance with the National Planning Policy Framework (2019), Policy KP2 and CP4 of the Core Strategy (2007) and Policy DM2 of the Development Management Document (2015)

To:

09 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, and in accordance with the Drainage Plan drawing reference H14500.D1, the development hereby permitted shall not be commenced other than for demolition works unless and until a detailed design of a surface water drainage scheme and surface water management strategy has been submitted to and approved in writing by the local planning authority. The details submitted shall include, but not limited to:

- a) Evidence of consideration of appropriate source control measures as rainwater harvesting, green, blue or brown roofs with appropriate justification when these have not been implemented.
- b) Confirmation of the acceptance from Anglian Water on the proposed indirect connection into the sewer.

- c) A detailed drainage plan including positively drained areas (permeable and impermeable), final sizing of proposed SuDS and drainage systems, points of connection, discharge restrictions/flow controls and failure/exceedance overland flow routes. The applicant should confirm on the plan if pumping is required. The drainage design should consider that construction phase activities may compromise the below ground surface water drainage infrastructure and take necessary precautions to prevent and/or repair damage.
- d) Information should be provided in relation to the management of Health and Safety Risks arising from the proposals.

The drainage strategy and SuDS design statement must be implemented in full accordance with the details approved under this condition before the development hereby approved is first occupied or brought into first use.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development and to prevent environmental and amenity problems arising from flooding in accordance with the National Planning Policy Framework (2019), Policy KP2 and CP4 of the Core Strategy (2007) and Policy DM2 of the Development Management Document (2015)

Public Consultation

1 additional letter of representation has been received raising concerns over the height of the side boundaries next to the neighbouring properties.

Agenda Item 14 Pages 441-469

21/00229/FUL Chalkwell Beach, Chalkwell Esplanade

Public Consultation

1 additional letter of representation has been received raising the following summarised issues. This takes the total number of representations to 7 from 5 recipients.

- Too many consultation letters have been sent and this is a waste of money and is contributing to Council Tax rises.
- We do not want to bring people into the area – concerns about social distancing and lack of masks.

Officer Comment: There has been several re consultations on this application due to an error on the plans and a change in height of the sculpture during the course of the application.

Agenda Item 15 Pages 469 - 504

20/01589 /FUL Adalah Residential Rest Home, 20 Cliff Road (Chalkwell Ward)

Page 479 Essex Coast RAMS

The RAMS tariff has increased at £127.30 per dwelling in line with the Retail Prices Index (RPI) for February 2021. The additional payment has been made by the applicant and the proposal continues to offer suitable mitigation for its in-combination effects to designated sites.

Agenda Item 17 Pages 535 – 564

570 Rayleigh Road, Eastwood (Eastwood Park Ward)

Page 546 Essex Coast RAMS

The RAMS tariff has increased at £127.30 per dwelling in line with the Retail Prices Index (RPI) for February 2021. The additional payment has been made by the applicant and the proposal continues to offer suitable mitigation for its in-combination effects to designated sites.

Agenda Item 18 Pages 565 – 602

20/02157/FUL - 34 Elmsleigh Drive, Leigh-on-Sea (Blenheim Park Ward)

Page 575

The RAMS tariff has increased at £127.30 per dwelling in line with the Retail Prices Index (RPI) for February 2021. The additional payment has been made by the applicant and the proposal continues to offer suitable mitigation for its in-combination effects to designated sites.

Agenda Item 20 Pages 631-654

21/00383/FULH The Lodge by The Bridge, Eastern Avenue (St Lukes Ward)

Page 631

Recommendation:	Members are recommended to <u>DELEGATE</u> to the Interim Director of Planning or Group Manager of Planning & Building Control to <u>GRANT PLANNING PERMISSION</u> subject to no new material planning considerations being raised before the end of the statutory consultation period and subject to <u>CONDITIONS</u>.
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As the statutory consultation period expires on 8 April 2021, one day after the Development Control Committee meeting, the application cannot be determined before the end of this period. The recommendation has been altered accordingly.

4 Representation Summary – Public Consultation

Following the publication of the report a letter by an objector has been received. The points raised in the submitted representation are summarised as follows:

Principle and character of the area

- Impact on the character of the area.
- The use of the outbuildings does not fit in the area.
- The sheds can be used or rented out and this is not reasonable in a back garden.

Other matters

- Any positive decision made on this application could be used as a precedent in any future applications to lower the housing standards within the Borough.
- Previous concerns remain.
- The proposed conditions are a reasonable attempt to accommodate previously expressed concerns but would require constant monitoring.
- The development is in breach of planning regulations.
- Additional conditions should be imposed to exclude the introduction of washing facilities and beds and limit the overnight occupation of the outbuildings.

9 Recommendation

9.1 Members are recommended to DELEGATE to the Interim Director of Planning or Group Manager of Planning & Building Control to GRANT PLANNING PERMISSION subject to no new material planning considerations being raised before the end of the statutory consultation period and subject to the following CONDITIONS:

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