

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

Working to make
lives better
www.southend.gov.uk



03 November 2021

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 3RD NOVEMBER, 2021

Please find attached a copy of the Supplementary Report, listed at Agenda Item No. 3 for this meeting, 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 Office

This page is intentionally left blank

Southend-on-Sea Borough Council

Development Control Committee 3rd November 2021

SUPPLEMENTARY INFORMATION

3

Agenda Item 4

Pages (Pages 7-76)

21/01314/BC4

Cliffs Pavilion, Westcliff on Sea (Milton Ward)

4. Public Consultation

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

- Impact on view from private balcony
- Concern over roof plant and digital adverts

Agenda Item 6

Pages (Pages 99 - 152)

21/01715/BC3

Garages, Juniper Road, Leigh on Sea (Blenheim Park Ward)

Additional Information and Plans Received

Existing and Proposed Levels and Boundaries - Plan reference S21-269-301-A is superseded by Plan reference S21-269-301-B. The amended plan is shown in Appendix 1 at the end of this supplementary report.

Sustainable Drainage Supplementary Information

The following additional information has been provided in relation to the proposed drainage at the site. This will be reflected in the updated drainage condition 14:

- Drainage Statement by Walker Associates reference C7523 dated October 2021 and supplementary information in emails from agent dated 25.10.21 and 03.11.21.

Paragraph 2.10 clarification - the separate Demolition Application reference 21/01951/DEM referred to in paragraph 2.10 has now been withdrawn. Demolition of the garages is covered in the current application.

4. Public Consultation

Paragraph 4.1 - one additional letter of representation has been received raising concerns about the proposed change in land levels and subsequent height of the proposed replacement rear boundary treatments as seen from the neighbours' gardens and potential impact of the demolition works on land stability/subsidence.

Officer Comment: In response to concerns about the change in land levels and height of the new boundaries, the agent has confirmed that the fence height at 2.2m will be measured from the land level in the adjacent gardens not the proposed land levels on the site to ensure that a continuous and appropriate

boundary height is maintained to neighbouring gardens. This is noted on Drawing reference S21-269-301-B. It is therefore proposed that the conditions which relate to this plan be updated as shown below.

Paragraphs 4.3 and 7.33 Sustainable Drainage

A drainage strategy and additional information has been submitted which seeks to address the requirements of condition 14. The Council's Drainage Consultant has reviewed the new information and has confirmed that the outstanding items requested in condition 14 parts 1-6 have now been addressed. The sustainable drainage condition can therefore be updated accordingly.

Conditions

Condition 02 (Approved Plans)

It is proposed to amend condition 02 to reflect the updated levels drawing.

02 The development hereby permitted shall be carried out in accordance with the following approved plans 109-16-PS-001, 109-16-PS-002-B (showing tree protection measures), 109-16-PS-003-A, 109-16-PS-004-A, 109-16-PS-005-A, 109-16-PS-006-A, 109-16-PS-007-B, Cabin specifications 0000-HF-000-00-DR-BC-0002-C08, 0000-HF-000-00-DR-BC-0006-C02, CHM-01-D5, CHM-83-D7, CHM-88-D4, CHM-89-D3, CHM-90-D3 and Existing and Proposed Site Levels S21-269-301-B.

Condition 04 (Landscaping and Boundaries)

It is proposed to amend condition 04 for clarity and to ensure an appropriate replacement boundary treatment for the surrounding properties.

04 The replacement boundaries to the rear gardens of the neighbouring dwellings which directly share a boundary with the site subject of this approved development shall have a 2.2m close boarded fence measured from the immediately adjacent garden level as shown on plans reference S21-269-301-B and 109-16-PS-012-A and the hard and soft landscaping at the site shall be carried out in full accordance with the proposed Soft Landscape Plan by Nigel Cowlin Landscape Planning and Design reference 21.672 rev A dated 11.08.21 and Soft Landscape Proposals Plan reference NC21.672-P-200-B in both cases prior to occupation of the dwellings units hereby approved, or any other details that have previously been submitted to and approved in writing by the Local Planning Authority under the terms of this condition. Any trees or shrubs dying, removed, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed with the Local Planning Authority. The fencing shall be maintained for the lifetime of the development.

Condition 05 (Use Restrictions)

It is proposed to amend condition 05 as follows:

05 The development hereby approved shall only be used as accommodation for people who are, or would otherwise be, defined as homeless under the Housing Act 1996. The number of persons residing at any one time in the

development hereby approved shall not exceed 6. The units shall each only be single occupancy.

Condition 10 and 12 Correction (Renewables)

It is proposed to delete condition 12 (renewables) as this is duplicated by the second condition 10 (renewables) and it is proposed to renumber the renewables condition to be condition 12 as there are 2 conditions numbered 10.

Condition 14 (Sustainable Drainage)

Following the submission of additional information and the subsequent response from the Councils SUDs consultant, condition 14 is proposed to be updated as follows:

14 Prior to first occupation of the development the surface water attenuation strategy (SuDS) for the site shall be implemented in full as set out in Drainage Statement by Walker Associates reference C7523 dated October 2021, Drainage Plans C7523/CE1 and C7523/CE2 and supplementary information contained in the emails from agent dated 25.10.21 and 03.11.21 and it shall be retained as such in perpetuity thereafter.

Agenda Item 9 Pages (Pages 355 - 370)

21/01621/FUL Part of Former Goods Yard At Station Approach

4. Public Consultation

There is a typo in para 4.2 in relation to letters of representation received. A total of 5no. letters of objection from 4no. properties have been received.

Agenda Item 10 Pages (Pages 325 - 354)

21/01644/AMDT The Bellhouse Public House, Rayleigh Road (Eastwood Park Ward)

4. Public Consultation

Following a re consultation on the proposal to update the wording of the parking condition to reflect the current situation on site a further 4 letters of objection have been received from 3 residents raising the following issues:

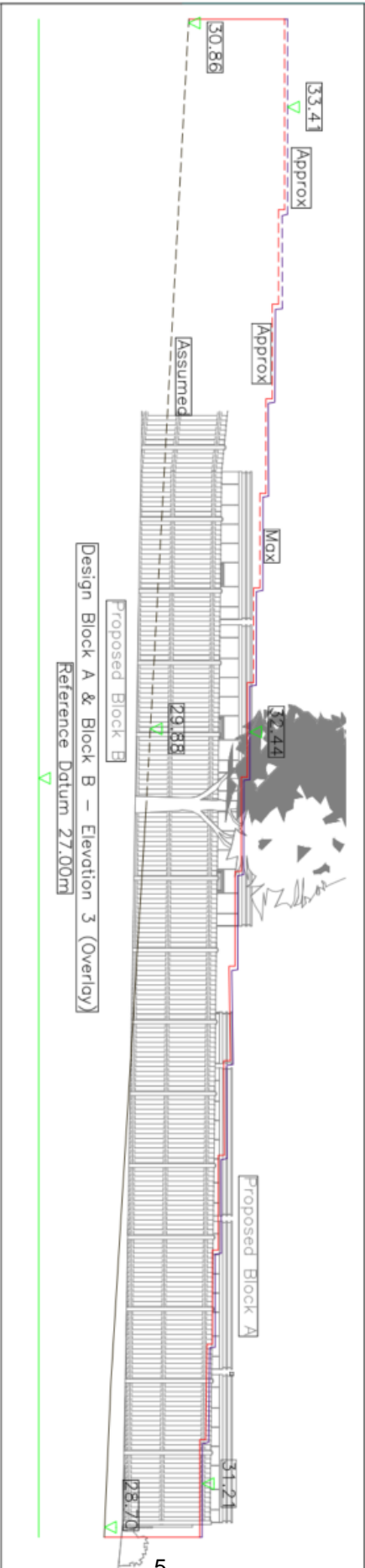
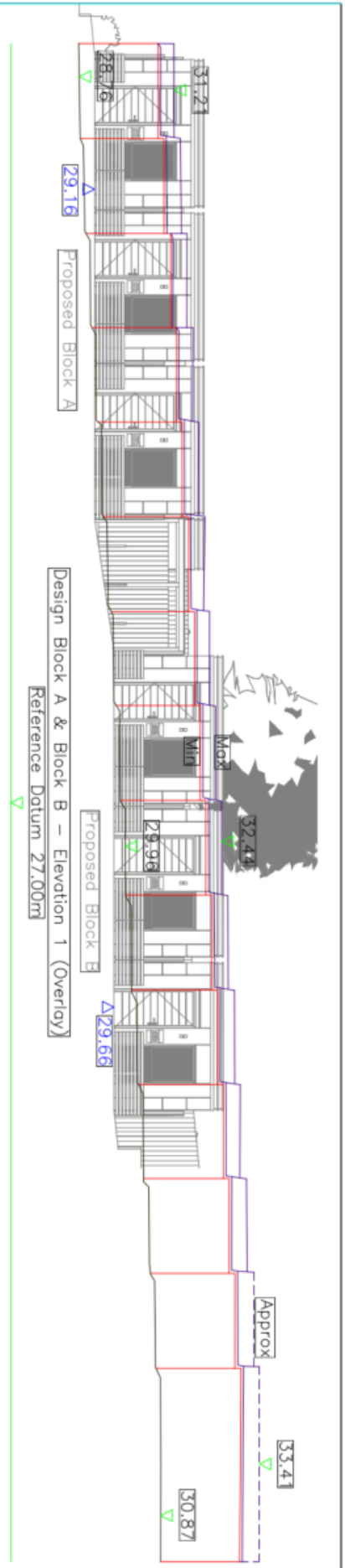
- Failure to respond to initial letters of objection. Poor consultation.
- Noise and disturbance including vibrations and impact on quality of life.
- There is a more suitable alternative HGV access via Rayleigh Road. There is also scope for this to be widened.
- Impact on existing drainage - blocked by debris as a result of HGVs causing flooding.
- Impact on existing boundaries and foundations which may get damaged.
- Impact on surrounding trees by tall vehicles.
- Lack of consultation.
- Lack of risk assessment.
- Breach of human rights.
- Disregard for previous appeal decision. There is no material difference to the appeal scheme.

- The proposed change is not minor and is therefore misrepresented in the type of application.
- The issues are unchanged since the original consent in 1969 and therefore the conditions from this consent should still stand.
- The access has been repeatedly used at all hours by a variety of vehicles without permission breaching the previous condition and appeal resulting in the Council serving a Breach of Condition Notice in August 2020.
- The access is too narrow for vehicles to safely navigate.
- Loss of privacy from elevated lorry cabs.
- The applicant will not comply with the proposed time restrictions as there are currently deliveries and collections from 6am to midnight.
- Concern over vehicle speed and public safety/impact on properties. Poor visibility. Poor turning circle and impact on adjacent crossovers.
- Lack of evidence to demonstrate emergency vehicles cannot use Rayleigh Road access.
- Use of access for hazardous materials such as calor gas.
- The proposed number of deliveries per week [18] is an under estimate based on evidence collected by neighbours.

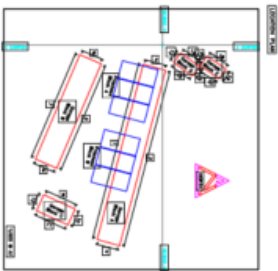
Essex Fire Service

Access for Fire Service is considered satisfactory subject to fire brigade access and water supplies for firefighting purposes to the proposed development being fully compliant with Building Regulations Approved Document B, B5. Your attention is drawn to ADB, B5 Section 13. More detailed observations on access and facilities for the Fire Service will be considered at Building Regulation consultation stage.

Appendix 1 21/01715/BC3 - Juniper Road Garages - Amended Levels and Boundaries
 Drawing reference S21-269-301-B



Fence size to be 2.2m taken from the existing property side to minimise visual impact to existing residents. Gravel boards will be used on development side if and when necessary to overcome levels difference and ensure 2.2m height. Fence will step to follow the levels of the site.



DATE	18/11	DATE REVISION	18/11
NO	1	NO	1
REVISION	N/A		
PROJECT	SALT REACH CLOSE SOUTHEND S59 480		
CLIENT	SALT REACH CLOSE SOUTHEND S59 480		
DESIGNER	SALT REACH CLOSE SOUTHEND S59 480		
DATE	18/11	DATE	October 2021
NO	1	NO	1
REVISION	S21-269-301		
DATE	18/11	DATE	October 2021
NO	1	NO	1
REVISION	S21-269-301		
DATE	18/11	DATE	October 2021
NO	1	NO	1
REVISION	S21-269-301		

Garage Outline Elevations Overlay

SDP
 SURVEYS

14 E 6177 44000
 44000@sdpsurveys.com.au
 www.sdpsurveys.com.au

This page is intentionally left blank