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Southend-on-Sea Borough Council

Legal & Democratic Services

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05 January 2022

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 5TH JANUARY, 2022

Please find attached a copy of the Supplementary Report which provides additional information on Applications listed on the Agenda that was unavailable when the Agenda was printed.

Tim Row

Principal Democratic Services Officer

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Southend-on-Sea Borough Council

Development Control Committee 5th January 2022

SUPPLEMENTARY INFORMATION

5

Agenda Item 6 Pages 131 - 216

20/01199/FULM Roslin Hotel, Thorpe Esplanade, Southend on Sea (Thorpe Ward)

Section 4 Representation Summary - Public Consultation

Since the publication of the report, eleven additional emails have been received in relation to this item. The comments are summarised as follows:

- The 2008 permission made provision for protection of privacy and security of neighbours but this application removes this.
- The proposed permitted hours for deliveries and collections are unsociable and should not be allowed before 9am and beyond 6pm.
- The construction time of 7.30am on weekdays and 8am on Saturdays is absolutely ridiculous - this is far too early - as there would be very heavy duty construction vehicles which would be a noise nuisance to neighbours
- The parking analysis supporting the application is biased in favour of the applicant and is not robust as it does not take into account the additional need generated by the expansion; the survey took place during weekdays, not weekends; illegal parking was a reason why part of the parking was found to be full, and; it did not quantify the cars parked on surrounding roads because of the hotel.
- The proposed barrier to prevent the unauthorised use of the car park will only result in Walton Road being blocked as vehicles queue on the road to pass through the barrier alongside cars already parked on the road.
- It would appear to the outsider that the Planning department has an institutional bias toward the Roslin Hotel and ignores the reality of the situation.
- The recommending officer failed to value the residents' experience who live with the hotel on a day to day basis.
- The proposal will have significant consequences for the surrounding neighbours.
- The Committee procedure, allowing only one speaker, is unfair.
- A neighbour was refused permission for a balcony to their loft conversion hence would not expect that the hotel is given permission for balconies.
- The main entrance of the hotel to the rear is causing significant issues and should be returned to face the seafront.
- There are existing breaches of planning control taking place on site, including the number of cycle spaces, breach of hours for deliveries and collections and erection of additional wind screens.
- The attached post card from the 1980s and photograph from 2006 show the significant expansion of the hotel over the years which should not be allowed to continue.



Photograph 1: Aerial view of the Roslin Hotel and the surrounding area in the 1980s. (Submitted by neighbour)



Photograph 2: View of the Roslin Hotel from the seafront in 2016. (Submitted by neighbour)

[Officer's comments: The additional submitted representations have been considered but have not been found to represent a reasonable basis for altering the recommendation already made for this application.

In relation to the parking standards, it should be noted that these are expressed as maximum requirement and as such the analysis in the main report is accurate.]

Design Officer

No objection subject to conditions in relation to details of entrances, joins between old and new, roof profile, balconies, eaves/framing, ground floor treatment including any areas of obscure glazing or external solar shading, any elements of decorative detailing, signage, external lighting, landscaping, renewables and plant/equipment including any screening/enclosure.

[Officer's comments: On the basis of the above consultation response it is recommended that condition 4 is amended accordingly to require the additional details listed above.]

Section 9

9.1 (b) – Condition 4

Notwithstanding the details shown on the plans submitted and otherwise hereby approved, no construction works except demolition and construction up to ground floor slab level shall take place until samples of the materials to be used in the construction of the external elevations of the building hereby permitted, including balconies, balustrades, screening and fenestration, as well as details of entrances, joins between old and new sections of the building, joins between roof profiles, balconies, eaves/framing, ground floor treatment including any areas of obscure glazing or external solar shading, any elements of decorative detailing, signage, external lighting, landscaping, renewables and plant/equipment including any screening/enclosure, have been submitted to and approved in writing by the Local Planning Authority under the terms of this condition. The development shall be carried out solely in full accordance with the approved details before it is first occupied.

Agenda Item 7

Pages 217-262

21/02172/FUL &

Gleneagles Hotel, 5-6 Clifftown Parade (Milton Ward)

21/02173/LBC

Correction - Paragraph 2.1 should read as follows:

The proposal seeks planning permission and listed building consent to convert the hotel (**Class C1**) into seven self-contained flats (Class C3): 5 x 1 bed units and 2 x 2 bed units. The conversion ...

Paragraph 7.9 (Graph) Point of Clarification

The stated orange line means the dashed line which shows the profile of bookings from April 2018-November 2019 prior to the pandemic. This has been superimposed onto the graph in line with bookings from April 2020 – November 2021 to demonstrate the more recent change in booking profile compared to the previous years.

Agenda Item 10 Pages 289-304

19/00158UNAU_B

21 Holland Road Westcliff on Sea (Milton Ward)

Correction – Paragraph 4.5

In the following extracted sentence, reference should be made to east not west:

It was also constructed in line with the roof ridge such that it had a very simple box like form, akin to a full additional storey when viewed from the east (*not west*), as opposed to achieving as opposed to achieving an incidental relationship with the main dwelling which underpinned the basis of the dormer's approval.

Agenda item 11 Pages 305-316

21/0061/UNAU_B

193 Eastern Esplanade Southend on Sea (Thorpe Ward)

A further planning application for the site was validated on 28 December 2021. The proposal is being described as “Erection of kiosk and change of use to cafe with outdoor seating (Retrospective)”.

A 53-name petition has been submitted by the proprietor's agent expressing support for the coffee business.