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Southend-on-Sea City Council

Strategy, Change & Governance

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02 November 2022

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 2ND NOVEMBER, 2022

Please find enclosed, for consideration at the meeting of the Development Control Committee taking place on Wednesday, 2nd November, 2022, a copy of the supplementary report that provides further 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 City Council

Development Control Committee 2 November 2022

SUPPLEMENTARY REPORT

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Agenda Item 7

21/02305/FUL

Pages 89 – 128

The Trinity, 3 Trinity Avenue, Westcliff-on-sea (Milton)

Section 4 Consultation

Consultee Comments:

Private Sector Housing: They raise concerns relating to ventilation and other matters which are principally related to the HMO licensing framework. In particular, concerns are raised about the dimensions and outlook conditions at Room 6. Given the proposal is for short-term accommodation, the quality of accommodation is considered on balance to be adequate.

Public Consultation

An objector has submitted an additional representation, comments are summarised as follows:

- Concerns about parking impacts of up to 9 residents;
- Security concerns [**Officer comment:** matters relating to security of the premises and wider area have been considered in the report];
- Concerns about neighbour notification and the processing of the application including details of client group [**Officer comment:** neighbouring occupiers were re-notified in writing on 16.09.2022. The submitted revised Planning Statement and revised Management Statement were published on the Council's website at that time].
- Southend Crime statistics (2018-21); three important trends are increasing (drugs, violence and sexual

offences and public order) it is suggested that the numbers may further increase if the proposed change to No 3 goes ahead.

- The objector notes that the crime figures might be under-reported.
- The number of vulnerable residents as a proportion of the overall avenue is high, there are 42 elderly and frail residents in the care homes at the end of Trinity Ave, 4 vulnerable young women in the school (No 8), 4 young people aged under-10 and a number of retirees and vulnerable people living in the hostels.
- An example of a precedent has been established finding that fear was among residents was judged to be real on the basis of 'the use of a premises' rather than the residents themselves (in the case of objections to a change of use to a bail hostel).

Agenda Item 8
22/01629/FUL

Pages 129 - 162
995-1003 London Road, Leigh-on-Sea (Blenheim Park)

Section 4 Consultations

Public Consultation

Two additional objections have been received. This includes one from an existing objector who has commented additionally as follows:

- The three-bed apartment would be better located as a single dwelling upon the open site to the rear, rather than at second floor roof level.
- If a second floor is to be permitted, then surely this would be a better place for a smaller one or two bedroom flat.
- A condition should be attached to address potential flooding concerns. [Officer Comment: Flooding concerns are addressed at para 7.43 and are dealt with

by condition requiring submission of hard landscaping details].

- The DCC photos are misleading. [Officer Comment: The applicant submitted a photo showing that cars park at the rear at present. This is not disputed in the officer report.]

Additional points were raised with regards to neighbour amenity impacts and parking concerns however they reflect those already summarised and addressed within the officer's report.

Agenda Item 9
22/01707/FUL

Pages 163 - 190
54 Burdett Avenue, Westcliff-on-Sea (Milton)

Section 4 Consultations

Private Sector Housing - Comments:

- Current licenced HMO for 6 units and 7 persons with 2 communal rooms, will require a variation to the existing Licence. [**Officer comment:** The HMO licence is separate to planning permission and should be sought by the applicant separately.]
- The room sizes allow for several rooms to be occupied by 2 persons but rooms 2 and 4 are suitable for 1 person due to size/layout/ceiling heights. [**Officer comment:** Condition 2 restricts each room occupancy to 1 person.]
- Kitchen appears to be large enough and ensuites seem to have sufficient space for use.
- Sufficient cupboards and goods for use plus extra space for dining as required due to size of some rooms and due to second floor room being 2 stair flights away.

Agenda Item 11

22/01706/FULH

Pages 215-238

27 Parkside, Westcliff-on-Sea (Chalkwell Ward)

Section 4 Consultations

Public Consultation

An additional representation has been received. The comments raised in this representation relate to neighbours' residential amenity and reflect those which have already been summarised and addressed within the officer's report.

Agenda Item 12

TPO 5/2022

Confirmation

Pages 239-256

**Southchurch Hall Gardens, Southchurch Hall Close,
Southend on Sea (Kursaal Ward)**

Staff seek **deferral** of this item to allow for consideration of additional information and a report will be brought back to a future meeting of this Committee.