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Southend-on-Sea City Council
Strategy, Change & Governance
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04 January 2023

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 4TH JANUARY, 2023

Please find enclosed, for consideration at the meeting of the Development Control Committee taking place on Wednesday, 4th January 2023, 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
Democratic Services

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Southend-on-Sea City Council

Development Control Committee 04 January 2023

SUPPLEMENTARY REPORT

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Agenda Item 4   **Pages 7 - 56**

22/01116/FULM   **Prince Avenue Academy and Nursery, Hornby Avenue, Westcliff on Sea (St Laurence Ward)**

Section 7   **Paragraph 7.1 Principle of Development**

Due to a clerical error before the publication of the agenda, the first sentence has been moved from its original place at the end of the paragraph. Paragraph 7.1 should read:

7.1 The proposed development is in line with the central principles of Policy CP6 of the Core Strategy which support improvements to existing, and the provision of new, facilities to support the needs of education, skills and lifelong learning strategies.

Agenda Item 5   **Pages 57-88**

22/01877/FUL   **11 Imperial Avenue, Westcliff-on-Sea (Chalkwell)**

Section 7   **Paragraph 7.44 Community Infrastructure Levy (CIL)**

The index-linked CIL rates have increased and new rates apply to any approvals after 1st January 2023. Therefore, paragraph 7.44 should read:

7.44 This application is CIL liable and there will be a CIL charge payable. In accordance with Section 70 of the Town and Country Planning Act 1990 (as amended by Section 143 of the Localism Act 2011) and Section 155 of the Housing and Planning Act 2016, CIL is being reported as a material 'local finance consideration' for the purpose of planning decisions. The proposed development includes

a net gain internal floor area of 126.3sqm, which may equate to a CIL charge of approximately £3,448.96.

Section 9	**Condition 10 – Parking**

In paragraph 7.35 it is stated that all parking spaces will be required to have active electric vehicle charging infrastructure. This was not repeated in condition 10. Condition 10 should read:

Prior to the first occupation of the residential units hereby approved, no less than five car parking spaces shall be provided and made available for use on site by occupiers/users/visitors of four of the existing flats (one space each), and one of the new 2 bed/3 person flats hereby approved shown on drawing no. 202 Rev03 (one space). All parking spaces shall be fitted with an active electric vehicle charging point prior to first occupation of the development hereby approved. The car parking spaces shall be retained for the benefit of the future users and occupiers and visitors to the approved development and the four existing flats for the lifetime of the development.

Agenda Item 6	**Pages 89-115**
22/01954/FULH	**8A Woodberry Close, Leigh-on-Sea (Belfairs)**

Section 7	**Paragraph 7.44 Community Infrastructure Levy (CIL)**

The gross internal area of the development proposed will be 256sqm but the net gain in floor space will be 121sqm. As index-linked CIL rates have increased and new rates apply to any approvals after 1st January 2023. Therefore, paragraph 7.15 should read:

7.15 This application is CIL liable and there will be a CIL charge payable. In accordance with Section 70 of the Town and Country Planning Act 1990 (as amended by

Section 143 of the Localism Act 2011) and Section 155 of the Housing and Planning Act 2016, CIL is being reported as a material 'local finance consideration' for the purpose of planning decisions. The proposed development includes a net internal area gain of 121sqm, which may equate to a CIL charge of approximately £3,304.23.

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