

Southend-on-Sea Borough Council

Development Control Committee 2nd August 2017

SUPPLEMENTARY INFORMATION

Reports on Pre-Meeting Site Visits

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17/00680/BC3M Garages at Rochford Road, Southend on Sea

8. Recommendation

Please note the following variation to Condition 11

No development other than the highway works shown on plan 369-7.105, demolition and site clearance works shall take place until details of the implementation, maintenance and management of a scheme for surface water drainage works (incorporating Sustainable Urban Drainage (SuDs) Principles have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed in accordance with the approved details before the development is occupied and brought into use and be maintained as such thereafter. Those details shall include:

i) An investigation of the feasibility of infiltration SUDS as the preferred approach to establish if the principles of any infiltration based surface water drainage strategy are achievable across the site, based on ground conditions. Infiltration or soakaway tests should be provided which fully adhere to BRE365 guidance to demonstrate this. Infiltration features should be included where infiltration rates allow;

ii) Drainage plans and drawings showing the proposed locations and dimensions of all aspects of the proposed surface water management scheme. The submitted plans should demonstrate the proposed drainage layout will perform as intended based on the topography of the site and the location of the proposed surface water management features;

iii) a timetable for its implementation; and

vii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: As main report

Please note an additional Informative:

02: Due to the time constraints and work programme it will be necessary to carry out the highway works through the tendered highways framework contract.

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17/00875/FUL

1379 – 1387 London Road, Leigh on Sea

8. Recommendation

Please note an amendment to condition 02

02 Amend to add reference to plan 431 P06

Reason: As main report

Additional Condition

16. Prior to the commencement of development, sections and design details at a scale of not less than 1:20 for: the brick framing to the windows, doors and porches (including reveals), parapet details, balustrade arrangement and brick banding shall be submitted and agreed in writing with the Local Planning Authority.

Reason: To ensure that the development contributes positively to the character and appearance of the site and the surrounding area in accordance with the National Planning Policy Framework, policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2012), policies DM1 and DM3 of the Southend-on-Sea Development Management Document (2015) and the advice contained within the Council's Design and Townscape Guidance (2009)

Reports on Main Plans List

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17/00563/OUTM

939-953 London Road, Leigh on Sea

4. Appraisal

Para 4.15 To clarify, the amount of amenity space proposed equates to 32sqm per person.

In relation to paragraph 4.30 of the main report, please note the applicant has provided details of photovoltaic panels to the roof however; a suitable

condition has been imposed to ensure the proposed renewable energy technologies as per condition 8 as detailed on page 269.

Planning Obligations

Para 4:38 The applicant has been unable to provide the requested comparable evidence to support estimated sales values in time for Committee. Therefore, the necessary financial contribution for the site cannot be finalised and reference to this within the recommendation should be deleted.

6. Representation Summary

Traffic and Transportation

6.2 Third paragraph – to clarify , this should read “Whilst the applicant has suggested only 24 spaces..... “

8. Recommendation

Should read:

a) DELEGATE to the Director of Planning and Transport or Group Manager of Planning and Building Control to GRANT *OUTLINE PLANNING PERMISSION* subject to completion of a PLANNING AGREEMENT UNDER SECTION 106 of the Town and Country Planning Act 1990 (as amended) and all appropriate legislation to secure the provision of:

- **Provision of 6 affordable housing units (comprising of 1x1bed, 3x2bed and 2x3bed, and including 4 affordable rented units and 2 shared ownership units) prior to occupation of the 10th dwelling**
- **A financial contribution towards secondary education provision of £88,728.77 (index-linked), specifically providing increased capacity at Belfairs Academy, which is payable prior to commencement**

And thereafter as set out in the main report.

Please note the following change to condition 16:

16 Before the development is occupied or brought into use, the development hereby approved shall be carried out in a manner to ensure that 3 of the flats hereby approved comply with building regulation M4 (3) ‘wheelchair user dwellings’ and the remaining 27 flats comply with building regulation part M4(2) ‘accessible and adaptable dwellings’.

Reason: To ensure the residential units hereby approved provides high quality and flexible internal layouts to meet the changing needs of residents in accordance with National Planning Policy Framework, DPD1 (Core Strategy) policy KP2, DPD2 (Development Management Document) policy DM2 and SPD1 (Design and Townscape Guide).

Please note additional conditions:

19. No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Reason: To ensure that any contamination on the site is identified and treated so that it does not harm anyone who uses the site in the future, and to ensure that the development does not cause pollution to Controlled Waters in accordance with DPD1 (Core Strategy) 2007 policy KP2 and Policies DM1 and DM14 of the Development Management DPD 2015

20. The development shall comprise: 5 x 1 bed units, 7 x 2 bed units, 12 x 3 bed units, and 6 x 4 bed units.

Reason: To ensure that the development provides a range of dwelling types and a sustainable housing mix in order to meet the housing needs of the Borough in accordance with Policies KP2 and CP8 of the Core Strategy and Policy DM7 of the Development Management DPD.

21. The gross internal floorspace of the A1, A2, B1, D2 (gym) development hereby approved shall not exceed 375 sqm. The gross internal floorspace of residential development hereby approved shall not exceed 3005sqm.

Reason: To determine the scope of this permission in accordance with the Development Plan.