

Southend-on-Sea Borough Council

Development Control Committee 4th July 2018

SUPPLEMENTARY INFORMATION

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18/00372/OUTM - Redstock Road, Southend-on-Sea

10. Recommendation

It is recommended that reasons for refusal numbers 3 and 4 are amended to:

Reason for refusal 3: needs to be updated to:

“The development proposed fails to provide an appropriate dwelling mix that would reflect the Borough's identified housing need for larger family sized dwellings, resulting in the scheme failing to deliver a sufficiently wide choice of homes. This is unacceptable and contrary to the National Planning Policy Framework (2012), Policy KP2 and CP8 of the Core Strategy (2007) and Policy DM7 of the Development Management Document (2015).”

Reason for refusal 4 needs to be updated to:

“The proposed communal amenity deck, by virtue of the design of the pedestrian access arrangements and their relationship with the main habitable rooms serving flat 7 would result in material overlooking, loss of privacy, noise and disturbance and substandard living conditions to the occupiers of this dwelling providing a poor quality residential environment. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework (2012), Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1, DM3 and DM8 of the Development Management Document (2015) and the advice contained within the Design and Townscape Guide (2009).”

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17/01180/FULM - 636 Southchurch Road, Southend-on-Sea

7. Representations Summary

Strategic Housing

Support the recommendation and accept that Affordable Housing can be a payment in lieu.

18/00629/AMDT Shoeburyness High School, Caulfield Road, Shoeburyness

7 Representation Summary

Additional neighbour representation raising the following issues:
Lack of timeliness of Council's notification of Committee date and the correspondent being away last weekend mean that they have missed their opportunity to seek to speak on the proposal;
Sense that decision already made as works have been continuing;
Changes to scheme are contrary to what was said when original application was considered;
Extent and impact of changes on neighbours visual amenity and privacy and consequent effect on property values.

(Officer comment – notification of the Committee date and speaking opportunity was undertaken in accordance with the normal process. On large proposals it is not uncommon for the need for design alterations to be identified during construction and it's for that reason that the current application has been submitted for consideration on its individual merits. The relationship to residential properties is addressed within the body of the report).

15/00224/UNAU_B Flats above 95 Broadway, Leigh on Sea

3. Present Position

3.44 Further email from freeholder stating they are 'not progressing with the building regulations notice at this stage as they are not in a position financially to change the windows. They will proceed when nearer to affording the works.'

18/00874/ADMT Marine Plaza, Land Between Southchurch Avenue and Pleasant Road Southend.

1.0 The Proposal

1.14 Condition 41 Submission of Flood Risk Plan – should read:

Existing wording

Prior to commencement of development a Flood Response Plan should be submitted to and approved by the Local Planning Authority. The approved Plan shall be implemented in the event of flooding.

Proposed wording

Prior to first occupation of the development a Flood] Response Plan should be submitted to and approved by the Local Planning Authority. The approved Plan shall be implemented in the event of flooding.

9.0 Relevant Planning History

18/00861/AD - Application of approval of details pursuant to conditions 07 (Construction Traffic Management Plan) 44 (Phasing Programme Report) of planning permission 14/01462/FULM dated 22.07.2015 – Details Approved

18/00801/AD - Application of approval of details pursuant to condition 42 (Scheme of investigation: archaeological watching brief) of planning permission 14/01462/FULM dated 22.07.2015 - Details approved

10. Recommendation

Condition 07

Amended following approval of details:

07. Construction Traffic Management of the development shall be carried out in accordance with details approved under application 18/00861/AD; Construction Programme received 15th May 2018; Construction Traffic Management Plan by Thompson Cole dated May 2018, Phasing Diagram dated 04.05.2018

Condition 41 Amended as follows:

41. Prior to first occupation of the development a Flood Response Plan should be submitted to and approved by the Local Planning Authority. The approved Plan shall be implemented in the event of flooding.

Condition 42

Amended following approval of details:

42.

- a) Archaeological investigation work and the development must be carried out in accordance with the details within the Archaeological watching brief by Pegasus Group dated April 2018 approved under application 18/00801/AD. A written report of the investigation and findings must be produced, showing that the archaeological work and development has been carried out in accordance with the approved scheme. Copies of the written report of the investigation and findings must be sent to Southend Borough Council, Essex County Council and English Heritage.**
- b) No part of the new development can be used until the local planning authority has provided written confirmation that the archaeological fieldwork and development has been carried out in accordance with the approved scheme.**

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18/00443/ADV

The Pier, Western Esplanade, Westcliff on Sea

7. Representations Summary

Natural England

7.6 No objections