

# Southend-on-Sea Borough Council

Development Control Committee 9<sup>th</sup> January 2019

## SUPPLEMENTARY INFORMATION

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18/00810/FULM      10 Fairfax Drive, Westcliff-on-Sea, Essex

### 7. Representation Summary

#### Essex and Fire Rescue

Access for Fire Services purposes is considered satisfactory. More detailed observations on access and facilities for the Fire Service will be considered at Building Regulation consultation stage. The architect or applicant is reminded that additional water supplies for firefighting may be necessary for this development. Essex County Fire & Rescue Service urges building owners and developers to consider the installation of Automatic Water Suppression Systems.

### 10. Recommendation

#### Part C

A further extension of time has been agreed until 27<sup>th</sup> February 2019. Part (c) is therefore amended to:

*In the event that the planning obligation referred to in part (a) above has not been completed by 27<sup>th</sup> February 2019 (or an extension of this time as may be agreed by the Director of Planning and Transport or Group Manager Planning & Building Control), the Director of Planning and Transport or Group Manager of Planning and Building Control be authorised to refuse planning permission for the application on the grounds that the development would not provide for affordable housing, highway works, travel packs, biodiversity mitigation or education provision and that as such the proposal would be unacceptable and contrary to Policies KP2, KP3, CP3, CP6 and CP8 of the Core Strategy (2007) and Policies DM1, DM3, DM7 and DM15 of the Development Management Document (2015).*

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18/01963/FULM      Development land at Priory Crescent, Southend-on-Sea, Essex

### 6. Representation Summary

#### Anglian Water

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that

may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

*Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991, or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.*

The foul drainage from this development is in the catchment of Southend Water Recycling Centre that will have available capacity for these flows.

Anglian Water notes the close proximity of this development to Southend STW water recycling centre (WRC) and would draw attention to the potential for nuisance, associated with the operation of this treatment works, to effect the proposed development. Our initial odour risk assessment indicates that there is potential for loss of amenity at sensitive property within the proposed development due to odour emissions from the operation of the WRC. The WRC is operated in compliance with the appropriate regulatory standards and in accordance with established best practice, however, the process is inherently prone to short periods of relatively strong odorous emissions, against which there is little practical mitigation. We would advise therefore, that the proposed layout seeks to maintain an effective distance between the treatment works and sensitive accommodation. We would further recommend that a detailed odour risk assessment is undertaken to establish a range at which the amenity of neighbouring property is likely to be impaired.

From the details submitted to support the planning application, the proposed method of foul water discharge is via a sewer currently under private ownership. As such, Anglian Water have no further comment to make in regards to a connection at this point and the developer will need to seek the permission of the owners at this time.

The preferred method of surface water disposal would be a sustainable drainage system (SuDS) with connection to sewer seen as the last option. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets and the developer is proposing to discharge via the Prittle Brook. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board.

**Officer comment: It is recommended that the following is included as an informative:**

***Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site***

*layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991, or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.*

#### **4. Appraisal**

4.88. Community Infrastructure Levy.

There is an error in the report which indicates that the development would be subject to a CIL charge of £12.04 per sqm. This is incorrect. The development would be subject to a CIL charge of £84.27 per sqm as the development constitutes a supermarket/superstore/retail warehousing of over 280sqm of net retailing space.

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**18/02094/FUL**

**Harcourt House and Northfield House, Baxter Avenue, Southend-on-Sea, Essex**

**THIS APPLICATION HAS NOW BEEN WITHDRAWN.**

#### **7. Representation Summary**

##### **Essex and Suffolk Water**

Our records show that there is some apparatus located in the proposed development. We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection for the new dwellings is made onto our Company network for revenue purposes.

##### **Waste Manager**

Require more detail surrounding the number of bins being proposed for recycling, food waste and residual and reassurance that the space already allocated is sufficient by their calculations.