

**COVERING REPORT – Application reference 18/02302/BC4M**

<b>Reference</b>	18/02302/BC4M	
<b>Application Type</b>	Borough Council Regulation 4-Major	
<b>Ward</b>	Milton	
<b>Proposal</b>	Comprehensive redevelopment of site, including the demolition of 1, 3 and 29 Herbert Grove and an existing toilet block; the erection of 3 no. new buildings comprising a mixed-use leisure building with a cinema (3,590sqm of Use Class D2 floorspace), 3,256sqm of floorspace for other assembly and leisure uses (within Use Class D2), 2,323sqm of floorspace for either restaurant and cafes (Use Class A3) or hot food takeaways (Use Class A5), and a further 1,612sqm of floorspace for either assembly and leisure (Use Class D2) or restaurants, cafes and hot food takeaways (Use Classes A3 and A5), and a new multi-level car park; an 2,961sqm 80 bedroom hotel (Use Class C1) with cafe; and, a 580 sqm building (Use Class A3, A5 or D2). Proposals also include alterations to form a new access from Seaway Roundabout, formation of new public open space and associated works and infrastructure including the erection of an electricity sub-station.	
<b>Address</b>	Seaway Car Park, Seaway, Southend-On-Sea	
<b>Applicant</b>	Turnstone Southend Ltd	
<b>Agent</b>	Mr Matthew Hare of Carter Jonas	
<b>Consultation Expiry</b>	7 November 2019	
<b>Expiry Date</b>	11 December 2019	
<b>Case Officer</b>	Charlotte White	

As Councillors are aware, this application has been referred to the Secretary of State for a Screening Direction, so that he can make a decision as to whether or not the application needs to be accompanied by an Environmental Statement, prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

The Secretary of State has an initial 21 day period to deal with this, which has now expired, and we anticipate the Secretary of State issuing his Screening Direction decision imminently.

In order to deal with this matter expeditiously a special meeting of the Development Control Committee has been arranged for Wednesday 15<sup>th</sup> January 2020 at 2pm pursuant to Standing Order 35.2. The Chief Executive has agreed to summon this special meeting, with the concurrence of the Vice-Chair of the Development Control Committee.

**The main report to the Development Control Committee on this application (which follows) has been drafted on the basis that the Secretary of State has:**

- issued a decision before the date of the meeting; and
- has determined that no Environmental Statement, prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), is required.

**In the event that a decision from the Secretary of State is not received before the date of the committee, or the Secretary of State determines that an Environmental Statement is required, then the meeting will be cancelled.**