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SOUTHEND-ON-SEA BOROUGH COUNCIL
Meeting of Development Control Committee

Date: Monday, 18th May, 2020

Place: Virtual Meeting via MS Teams

Present: Councillor N Ward (Chair)
Councillors M Borton (Vice-Chair), B Ayling, J Beck, A Chalk,
D Cowan, A Dear, F Evans, N Folkard*, D Garston, S Habermel,
A Jones, H McDonald, C Mulroney, A Thompson, S Wakefield and
C Walker

*Substitute in accordance with Council Procedure Rule 31.

In Attendance: P Geraghty, K Waters, C Galforg, P Keyes, C White, M Warren,
T Row, T Hartley and G Gilbert

Start/End Time: 5.00 - 6.00 pm

1 Apologies for Absence

Apologies were received from Councillor Jarvis (Substitute: Councillor Folkard).

2 Declarations of Interest

The following declaration of interest was made at the meeting:

- (a) Councillor Jones – Agenda Item No. 4 (20/00261/BC4 - Southchurch High School, Southchurch Boulevard) – Disqualifying Non-Pecuniary Interest: Cabinet Member for Children and Learning, this is an education matter.

3 Supplementary Report

There was no supplementary report.

4 20/00261/BC4 - Southchurch High School, Southchurch Boulevard, Southend-on-Sea (Southchurch Ward)

Proposal: Erect three temporary porta cabins for use ancillary to Main School Building.

Applicant: Southchurch High School

Agent: Mr David Lillico of Portakabin Ltd

Councillor Jones withdrew from the meeting.

Resolved:-

That PLANNING PERMISSION be GRANTED subject to the following conditions:

1. The development hereby permitted shall begin no later than three years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The permission hereby approved is for a temporary period of only 2 years from the date of the permission. After 2 years from the date of the granting of this permission, the use hereby approved shall cease, all structures associated with this consent shall be removed from the site and the land shall be returned to its previous use as a car park.

Reason: For the avoidance of doubt and in accordance with the National Planning Policy Framework (2019) and Policies KP1 and KP2 of the Core Strategy (2007).

3. The development hereby permitted shall be carried out solely in accordance with the following approved plans: DLSCHCLBP, DLSCHSSL 102, DLSCHSSL 072.

Reason: To ensure that the development is carried out in accordance with the provisions of the Development Plan.

4. The construction works associated with the development hereby approved shall only be undertaken between 08:00 and 18:00pm Monday to Friday and 08:00 and 13:00 Saturdays and at no other time whatsoever.

Reason: In the interests of the residential amenity of the adjoining residents and to ensure that the development complies with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3 and the advice contained within the Design and Townscape Guide (2009).

Informatives:

1. You are advised that as the proposed extension(s) or change of use to your property equates to less than 100sqm of new floorspace, and does not involve the creation of a new dwelling (Class C3), the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See the Planning Portal (www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy) or the Council's website (www.southend.gov.uk/cil) for further details about CIL.

2. You should be aware that in cases where damage occurs during construction works to the highway in implementing this permission that Council may seek to recover the cost of repairing public highways and footpaths from any party responsible for damaging them. This includes damage carried out when implementing a planning permission or other works to buildings or land. Please take care when carrying out works on or near the public highways and footpaths in the borough.

5 20/00070/FULH - 80 Thorpe Hall Avenue, Thorpe Bay (Thorpe Ward)

Proposal: Alter existing dormer windows to front and form Juliette balconies, alter elevations (Amended proposal)

Applicant: Mr & Mrs Harding

Agent: Mr Nick Kenney

Resolved:-

That PLANNING PERMISSION be GRANTED subject to the following conditions:

1. The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, 871 THA/NAK/01 Rev D 16/01/2020, 871 THA/NAK/02 Rev D 16/01/2020.

Reason: To ensure that the development is carried out in accordance with the provisions of the Development Plan.

3. All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings hereby approved or are required by conditions to this permission.

Reason: To safeguard the visual amenities of the area, in accordance with the National Planning Policy Framework (2019), Policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007), Policies DM1 and DM3 of the Southend-on-Sea Development Management Document (2015) and the advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.

Informatives

1. You are advised that as the proposed extension(s) to your property equates to less than 100sqm of new floorspace the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See www.southend.gov.uk/cil for further details about CIL.

2. You should be aware that in cases where damage occurs during construction works to the highway in implementing this permission that Council may seek to recover the cost of repairing public highways and footpaths from any party responsible for damaging them. This includes damage carried out when implementing a planning permission or other works to buildings or land. Please take care when carrying out works on or near the public highways and footpaths in the borough

6 20/00525/FULH - 29 The Drive, Westcliff-on-Sea (Chalkwell Ward)

Proposal: Hip to gable roof extensions, extend existing dormer to rear and alter elevations (Partially Retrospective) (Amended Proposal)

Applicant: Mr & Mrs Diver

Agent: Mrs Lindsey Wislocki

Resolved:-

That PLANNING PERMISSION be REFUSED for the following reason:

The proposed roof extensions would, by reason of their overall size, scale, design and siting, represent a discordant, incongruous and overly dominant feature which would be detrimental to the character and appearance of the host dwelling, the rear garden scene and the area more widely. This is contrary to the National Planning Policy Framework (2019); Core Strategy (2007) Policies KP2 and CP4; Development Management Document Policies DM1 and DM3; Design & Townscape Guide (2009).

Chairman: _____

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