

Southend-on-Sea Borough Council

Development Control Committee 1st September 2021

SUPPLEMENTARY INFORMATION

Agenda Item 4 Pages 5 - 186

**21/00220/FUL 613 to 619 and Garages to Rear of 593 to 647 Southchurch Road
(Kursaal Ward)**

Page 6 - Paragraph 1.3

There are 22 garages in the row, not 23 as stated.

Page 7 - Paragraph 2.2

The paragraph states:

‘A southward extension to the eastern vehicular access at Lovelace Gardens is proposed’.

The paragraph should read as follows:

‘The proposal incorporates the provision of off-street car parking, and associated soft and hard landscaping and boundary treatments. A southward extension to the vehicular accesses at Lovelace Gardens to the east, and at Ilfracombe Road to the west, are proposed’.

Page 7-8 - Paragraph 4.1

7 additional representations have been received from existing interested parties, further to renotification of the application, further objecting to the application and these are summarised as follows:

- A daylight and sunlight assessment should be provided, particularly given submission of Right of Light Consulting document dated 14 May 2021 on behalf of neighbouring property;
- Lack of detailed drawings; [**Officer comment:** the layout plans are marked as ‘handed’ and this is acceptable]
- Displacement of the existing parking. A swept path analysis should be provided to show access can be continued. The objector has provided a swept path analysis to show that the development would not allow for access along with existing on-street parking arrangements and that extending dropped kerbs will displace existing parking in an area of high parking stress, which will be worsened by proposals for Ilfracombe car park [**officer comment:** there would be dropped kerb extensions southwards only at both Lovelace Gardens and Ilfracombe Road. The highways officer has confirmed no objections to the proposal with regard to impacts on the public highway network, including the extension of dropped kerbs as shown on the submitted plans. It is considered that the impact on the provision of on-street parking is not such that would justify a refusal of planning permission]
- Increased traffic and parking demand with highways impacts;

- Misleading reference on plans to a proposed 'end of terrace' dwelling at Lovelace Gardens; [**officer comment:** this annotation error is noted and has not prejudiced the accurate publicity and assessment of the application as the proposed dwelling is clearly shown as detached]
- Dispute submitted statement regards demand for garages;
- Effects on warmth received by sun to neighbouring property walls;
- Effects on structural stability of neighbouring dwellings;
- Assessment of application has not adequately referenced Policy DM3 and there should be a requirement for stepping in at first floor;
- Alleges that a slow worm reptile has been found in the neighbouring garden, and that impacts on habitats, species and ecology including reptiles and bats have not been properly addressed in the submitted appraisal, and the assessment of the application.

Other matters are raised which have been previously raised in representations and summarised in the published report.

Page 8 - Paragraph 4.4

Parks further comment that as per the ecological report, bat surveys should be undertaken before approval of the development as demolition would impact the bats, which are protected species. The presence of other protected species, slow worms, should be taken into account because it seems the ecological survey included in the application submission did not capture a full and accurate picture of the site. Another ecological survey is likely needed, specifically for reptiles, to ensure the development does not violate the Wildlife and Countryside Act 1981.

Staff seek deferral of the item to further review the information contained within the report.

Agenda Item 6 Pages 217 -242

21/01097/FUL 4 Ailsa Road, Westcliff-on-Sea (Chalkwell Ward)

Page 219 Representation Summary

An email has been received from the applicant (31/08/2021) stating that alternative accommodation has been found for all but 1 of the existing HMO tenants and states that efforts remain on-going to try and assist the last remaining tenant.

Agenda Item 7 Pages 243 - 269

21/00757/FUL 153 Rayleigh Road, Eastwood (Eastwood Park Ward)

Page 249 Appraisal – Traffic and Transport Issues

Paragraph 7.21 Paragraph 7.21 includes typographical errors. For clarity, the maximum parking standards for this location are as follows:

Class A1 – shops – food – maximum of 1 space per 14sqm.

Class A1 – shops -non-food – maximum of 1 space per 20sqm.

Class A3 – restaurants/cafes – maximum of 1 space per 5sqm.

Class A5 – Hot food takeaways – maximum of 1 space per 20sqm.

Agenda Item 10 Pages 323 - 452

21/00711/FULM Land East of Fossetts Way, Southend-on-Sea (St. Luke's Ward)

Page 324

The plan that normally follows the introductory table was omitted from the main report. The plan that should have included is as follows:



Page 323

Since the publication of the report the following revised plans have been received:

PL04 Rev A, DR-5000 Rev P11, DR-5001 Rev P4, DR-5006 Rev P4, DR-5007 Rev P4

The revised plans were submitted in order to bring the details of the southern boundary of the site in line with the suggestion from the applicant's noise consultants. As a consequence of these submitted plans a number of conditions will need to be varied accordingly and the changes are highlighted in the following sections of this agenda. A reference to PL17 Rev A shall be removed as this was an earlier version of plan PL17 Rev B which was already included in the list of submitted plans.

Page 332

Paragraph 5.6 – the following additional policies should be mentioned and borne in mind: H4 (Affordable Housing), CLT1 (Planning Obligations and

Standard Charges), CLT5 (Open Space), CLT7 (Play Space), T5 (Travel Plan), T6 (Cycling and Walking) and T7 (Greenways).

Page 336 Table 3 – the penultimate row should be titled Proposed Affordable Rent Units.

Pages 354-355 Paragraph 9.1 (a) should be amended to read with the following additional bullet point:

- **Details for travel packs to be distributed to future occupiers.**

Pages 355 – 367 **Conditions**

Condition 2 needs to be updated in order for the correct drawing numbers to be referenced as per previous paragraphs.

02 The development hereby approved shall be carried out in accordance with the approved plans: PL01, PL02, PL03 Rev B, PL04 Rev A, PL05 Rev A, PL07, PL08 Rev A, PL12 Rev A, PL15, PL17 Rev B, PL20, PL21 Rev A, PL22 Rev A, PL23 Rev A, PL24 Rev A, PL25 Rev A, PL26, PL27 Rev A, PL30 Rev A, PL31 Rev B, PL35 Rev A, PL36, DR-5000 Rev P11, DR-5001 Rev P4, DR-5002 Rev P3, DR-5003 Rev P3, DR-5004 Rev P3, DR-5005 Rev P3, DR-5006 Rev P4, DR-5007 Rev P4, DR-5008 Rev P3, DR-5100 Rev P4, DR-5500 Rev P1, DR-5700 Rev P3, S38 Street Lighting Design, Private Street Lighting Design.

Following the publication of the report, discussions have taken place between the applicant, the LPA and the archaeology consultee. It has been agreed that in order to ensure sufficient protection without causing unnecessary delays to the commencement of the development, Condition 3 should be amended to read as follows:

03 No development or preliminary groundworks shall take place until the Applicant has secured the implementation of a programme of archaeological works including trial trenching evaluation in accordance with a Written Scheme of Investigation (WSI) and specification which has been submitted to and approved in writing by Southend-on-Sea Borough Council as the majority Local Planning Authority, in consultation with Rochford District Council as the minority Local Planning Authority under the provisions of this condition. The approved WSI and measures shall be undertaken by a suitably qualified archaeologist. The subsequent recording and post-excavation assessment reports shall be submitted to the majority Local Planning Authority before the development is in use.

Conditions 7 and 8 need to be updated in order for the correct drawing numbers to be referenced as per previous paragraphs.

07 Within the first available planting season (October to March inclusive) following the first use of each phase of the development hereby approved, the relevant part of the soft landscaping scheme contained within the approved plans DR-5000 Rev P11, DR-5001 Rev P4, DR-5002 Rev P3, DR-5003 Rev P3, DR-5004 Rev P3, DR-5005 Rev P3, DR-5006 Rev P4, DR-5007 Rev P4, DR-5008 Rev P3, DR-5100 Rev P4, DR-5500 Rev P1 and DR-5700 Rev P3 (or alternative details which have previously submitted to and approved in writing by Southend-on-Sea Borough Council as the majority Local Planning Authority, in consultation with Rochford District Council as the minority

Local Planning Authority, under the provisions of this condition), shall be implemented, completed and maintained thereafter in full accordance with the approved details.

Within a period of five years from the completion of the development hereby approved, or from the date of the planting of any tree or any tree planted in its replacement, if any tree planted as part of the approved landscaping scheme is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that of the original tree shall be planted in the same place or in accordance with alternative tree replacement details approved under the scope of this planning condition.

08 The use of each phase of the development hereby approved shall not commence until and unless the relevant part of the hard landscaping scheme contained in the approved plans PL04 Rev A, DR-5000 Rev P11, and DR-5100 Rev P4 (or alternative details which have previously submitted to and approved in writing by Southend-on-Sea Borough Council as the majority Local Planning Authority, in consultation with Rochford District Council as the minority Local Planning Authority, under the provisions of this condition) has been carried out and implemented solely in full accordance with the approved details.

Condition 11 shall be corrected to state 24 rather than 26 dwellings.

11 The 24no. dwellings marked as compliant with the building regulation M4(3) 'wheelchair user dwellings' standard on approved plan PL30 Rev A shall be constructed as such prior to their first occupation while all other dwellings on site shall be constructed to comply with the building regulation M4(2) 'accessible and adaptable dwellings' standard prior to their first occupation.

Two conditions have been numbered as condition 12. The second condition 12 should be numbered as Condition 13 and Conditions 13 to 20 should be numbered as Conditions 14 to 21. Condition 21 should be removed as the requirement for details of the travel packs and its distribution to occupiers is proposed to be dealt with under the provisions of the S.106 legal agreement.

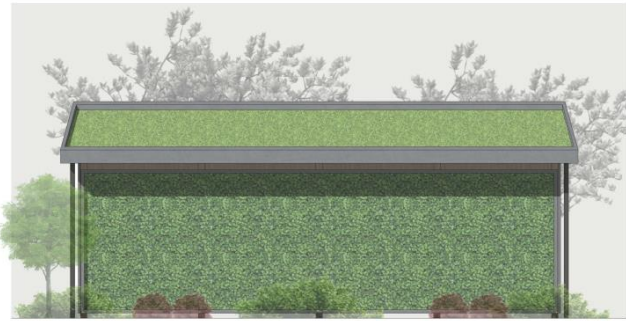
Pages 368 - 369 Informatives

Informative 9 should be amended to remove reference to the telephone numbers of the Assistant Curator of Archaeology.

9 You are advised that any archaeological finds should be deposited to Southend Museums and you are encouraged to get in touch with the Victoria Rathmill (she/her), Assistant Curator of Archaeology (email VictoriaRathmill@southend.gov.uk) in order to confirm charges for this and other procedural matters in relation to archaeology.

Pages 371 - 452 Plans – The CGIs in drawing numbered PL18 should be ignored as they are older versions of the other CGIs attached in the main agenda. It has

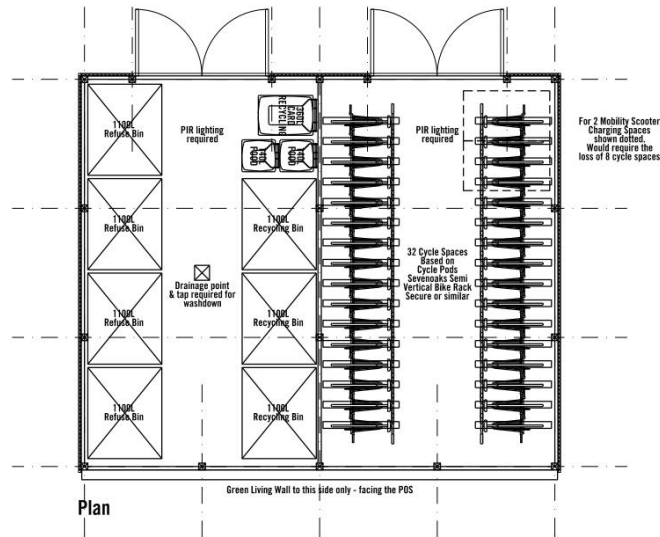
been noted that some older versions of plans PL35 and DR-5100 have inadvertently been included in the main agenda. The above mentioned two plans and the plans which were updated since the publication of the main agenda by the applicant (PL04 Rev A, DR-5000 Rev P11, DR-5001 Rev P4, DR-5006 Rev P4, DR-5007 Rev P4) are reproduced here:



Rear / POS Elevation



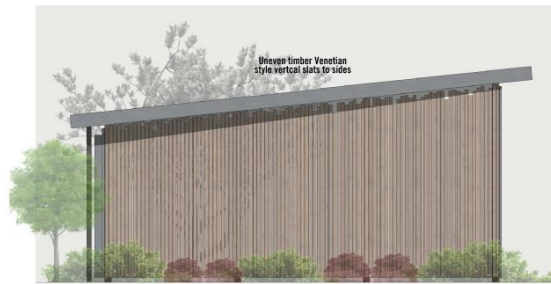
Front Car Park Elevation



Plan



Side Elevation



Side Elevation

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rev.	date	description
A	17.08.21	Mobility scooter charging spaces removed, shown dotted. 8 cycle spaces added to make up to a total of 32.



project
RESIDENTIAL SITE AT
FOSSETTS WAY
SOUTHEND-ON-SEA

client
ILKE HOMES

drawing
BIN & CYCLE STORES

status
PLANNING

ROBERTS LIMBRICK LTD

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scale 1/50 @ A2

date 26/05/21 author SB

project drg no. rev.
9913 PL35 A

Notes:

1. This is a conceptual drawing based on information from other consultants.

2. **Professional Services:** Subject to the conditions of the contract, the Client shall be responsible for the provision of all information and data required for the completion of the services. The Client shall be responsible for the provision of all information and data required for the completion of the services.

3. **Design:** The design is based on the information provided by the Client and is subject to change. The Client shall be responsible for the provision of all information and data required for the completion of the services.

4. **Site:** The site is located at the intersection of the main road and the main road. The site is bounded by the main road to the north, the main road to the south, the main road to the east, and the main road to the west.

5. **Boundaries:** The boundaries of the site are shown in red. The boundaries of the site are shown in red.

6. **Drainage:** The drainage system is shown in blue. The drainage system is shown in blue.

7. **Landscaping:** The landscaping is shown in green. The landscaping is shown in green.

8. **Other:** Other information is shown in yellow. Other information is shown in yellow.



FOR ADDITIONAL LANDSCAPE INFORMATION, REFER TO DRAWINGS: 2930-5-2...
 5001-5007 - Softwork Proposals
 5100 - Hard Surfaces, Boundaries, Furniture



Drawing/Revision	Date	Description	Drawn	Checked
P11	23/06/2021	Client's planning application submitted to the Local Planning Authority.	AB	AC
P12	16/06/2021	Final design submitted to the Client for approval.	AB	AC
P13	02/07/2021	Final design submitted to the Client for approval.	AC	AC

Client: **ILKE HOMES LTD.**

Project: **FOSSETTS WAY, SOUTHEND-ON-SEA**

Drawing Title		Status	
LANDSCAPE MASTERPLAN		PLANNING	
Scale: 1:500	Sheet Size: A1	Date: JAN 2021	
Client Ref: 2930-5-2	Drawing No: DR-5000	Scale: S4-P11	

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KEY

- APPLICATION SITE BOUNDARY
- GREENSPACE ANCHORS
- GREENSPACE ANCHORS (RINGS) FOR PLANTING (SMA)
- GREENSPACE PRIVATE
- GREENSPACE PLANTED BERR
- TREES PROPOSED
- SPECIMEN TREES
- CLIMBERS
- BERRS
- HERBALS PROPOSED

FOR ADDITIONAL LANDSCAPE INFORMATION, REFER TO DRAWING: 5000-1-01

S000: Landscape Masterplan
 S001: Site Specific Proposals
 S002: Key Plan
 S003: User Pathway & Boundary Treatment Strategy
 S004: Site Specific Proposals
 S005: Site Specific Proposals

KEY PLAN
1:2500 @ A1



REVISIONS

No.	Date	Description
1	10/20/21	Issue for client review
2	11/02/21	Issue for client review
3	11/02/21	Issue for client review
4	11/02/21	Issue for client review
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6	11/02/21	Issue for client review
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Drawing Revision

No.	Date	Description
1	10/20/21	Issue for client review
2	11/02/21	Issue for client review
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74	11/02/21	Issue for client review

Status: **PLANNING**

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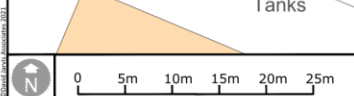
Client: **ILKE HOMES LTD.**

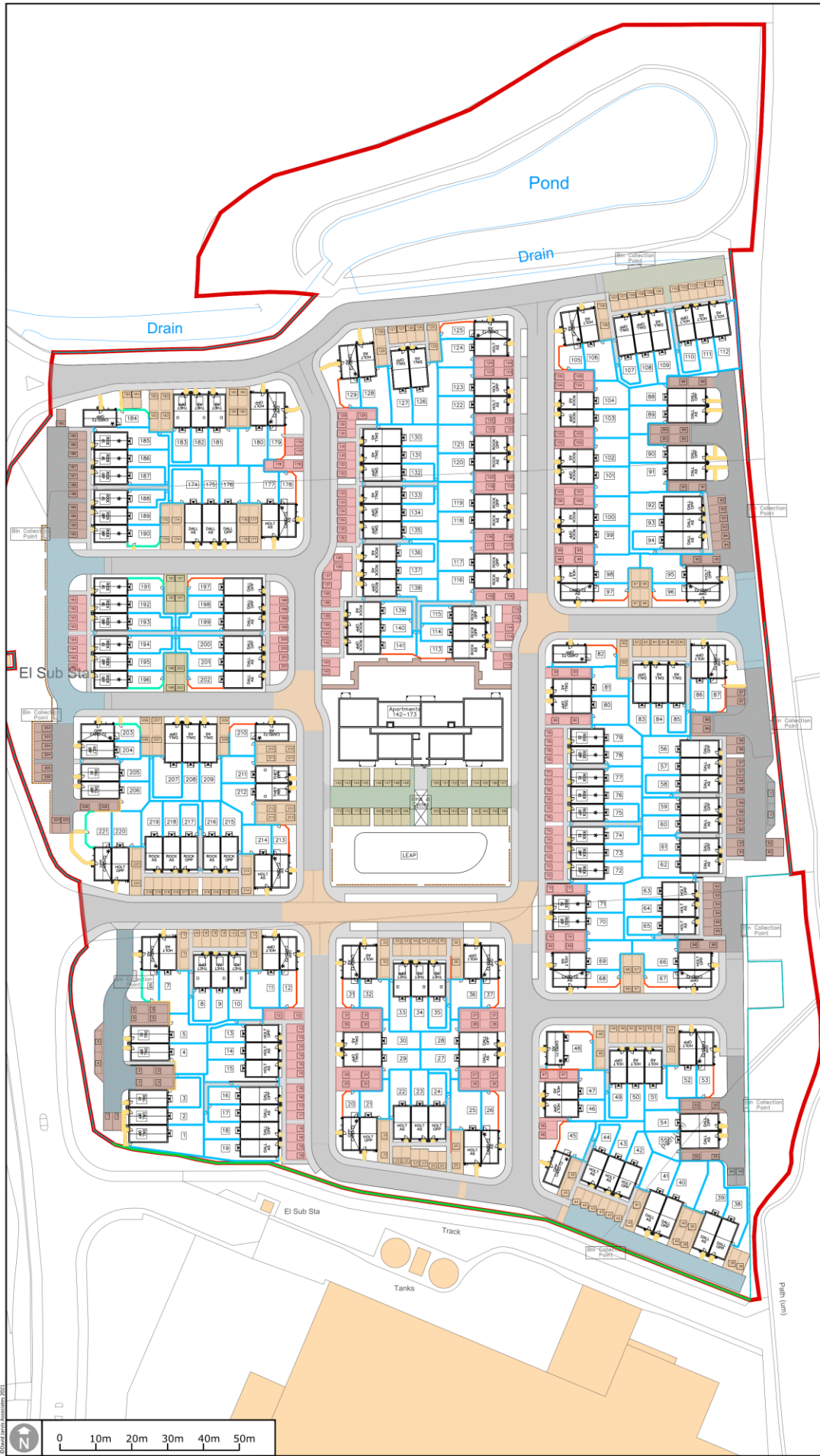
Project: **FOSSETTS WAY, SOUTHEND-ON-SEA**

Drawing Title: **SOFTWARES PROPOSALS**

Scale: **1:250** Sheet Size: **A1** Date: **JAN 2021**

Client Ref: 2930-5-2	Drawing Ref: DR-5007	Drawing No: 54-P4
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- KEY**
- APPLICATION SITE BOUNDARY
 - BITUMIC VEHICULAR
TO MATCH TO ADJACENT STREETS AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
 - BITUMIC PEDESTRIAN
TO MATCH TO ADJACENT STREETS AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
 - BITUMIC POROUS
TO MATCH TO ADJACENT STREETS AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
 - PCC BLOCK FINISH: ALPHA, AUTUMN GOLD
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
 - PCC BLOCK FINISH: TESSLA, PINKWAT GREY
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
 - PCC BLOCK FINISH: OMEGA, BRINDLE
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
 - PCC BLOCK FINISH: OMEGA, AUTUMN GOLD
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
 - PCC FLAG BUFF
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
 - CONCRETE FLAG: TACTILE PAVING, BUFF (NOT SHOWN)
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
 - POROUS SURFACE
 - BOUNDARY TYPE 1
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
 - BOUNDARY TYPE 2
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
 - BOUNDARY TYPE 3
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
 - BOUNDARY TYPE 4
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
 - BOUNDARY TYPE 5
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
 - KNEE RAIL TIMBER
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED
 - EXISTING POST AND RAIL FENCE
SEE TECHNICAL SPECIFICATION FOR FINISHES AND RECEIVE STANDARD PAVEMENT FINISHES AS REQUIRED

ALL SURFACES ARE INDICATIVE AND MAY BE SUBJECT TO CHANGE FOLLOWING REVIEW BY ENGINEER IN CONJUNCTION WITH DRAINAGE & CONSTRUCTION BUILD-UP STRATEGY TO SECURE ADOPTION REQUIREMENTS. SURFACE TREATMENTS MAY THEREFORE BE RATIONALISED TO A PERMISSIBLE EQUIVALENT OF THE SPECIFIED COLOUR CHOICE.

Notes

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Drawing Revision

No.	Date	Description	Rev	DR
1	10/01/2021	Issue for Planning	1	DR
2	10/01/2021	Issue for Planning	2	DR
3	10/01/2021	Issue for Planning	3	DR
4	10/01/2021	Issue for Planning	4	DR
5	10/01/2021	Issue for Planning	5	DR
6	10/01/2021	Issue for Planning	6	DR
7	10/01/2021	Issue for Planning	7	DR
8	10/01/2021	Issue for Planning	8	DR
9	10/01/2021	Issue for Planning	9	DR
10	10/01/2021	Issue for Planning	10	DR

Status: **PLANNING**

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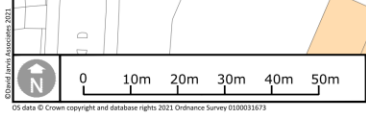
Client: **ILKE HOMES LTD.**

Project: **FOSSETTS WAY, SOUTHEND-ON-SEA**

Drawing Title: **HARD SURFACES & BOUNDARY TREATMENT STRATEGY**

Scale: **1:500** Sheet Size: **A1** Date: **JAN 2021**

Client Ref: **2930-5-2** Drawing Ref: **DR-5100** Status: **54-P4**



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