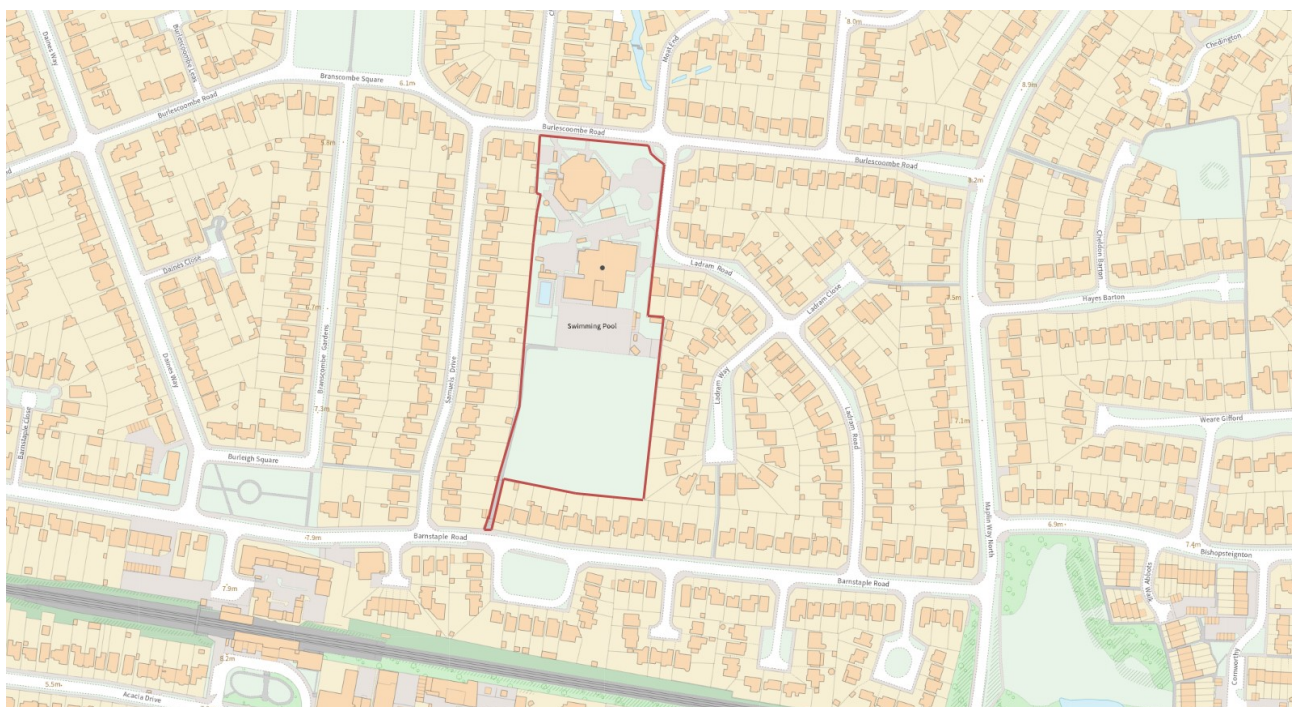


Reference:	23/00085/BC4M	
Application Type:	Borough Council Regulation 4 - Major	
Ward:	Southchurch	
Proposal:	Erect single storey extension linking the infant and junior schools and erect an enclosure to the existing outdoor pool area	
Address:	Bournes Green Junior School, Ladram Road, Thorpe Bay, Essex, SS1 3PX	
Applicant:	Bournes Green Junior School	
Agent:	Mr Nick Kenney of The Draughtsman Architectural Ltd.	
Consultation Expiry:	11.05.2023	
Expiry Date:	02.06.2023	
Case Officer:	Oliver Hart	
Plan Nos:	BG/NAK/01 Rev D; BG/NAK/02 Rev D; BG/NAK/03 Rev D; BG/NAK/04 Rev D; BG/NAK/05 Rev D	
Supporting information:	Tree Survey and Arboricultural Impact Assessment Revision A (ref. UTC-0770-AIA) by Underhill Tree Consultancy; Transport Statement	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The application site is within the boundary of Bournes Green Junior School along Ladram Road.
- 1.2 The wider surrounding area is mainly residential. The school site is situated at a slightly higher level than neighbouring residential properties to the west.
- 1.3 Whilst school playing fields to the south of the application site are allocated as Protected Green Space, the application site itself has no specific allocation on the Development Management Document's Proposals Map.

2 The Proposal

- 2.1 Planning permission is sought to erect a single storey extension linking the infant and junior schools. The main body of the extension would be flat roofed and some 38m deep, 18m wide and 3.6m in maximum height. A thinner element 4m wide, 13.9m deep and 3.3m high leading from the main body of the extension to the junior school entrance itself is also proposed.
- 2.2 The extension would be finished externally in white render and would comprise additional teaching space, additional storage areas, a staff room and the Head Teacher's office. The applicant has clarified that the nursery rooms are to be used as one to one or mentoring rooms.
- 2.3 The proposal has been amended during the course of the application to include an enclosure to the existing outdoor pool area. The pool enclosure would be (parapet) flat roofed and some 4.6m high, 29m deep and 14.6m wide and in the same general form and position as the swimming pool enclosure approved (but not yet implemented) in 2022 (planning permission ref 22/00238/FUL). The changing rooms and plant room positions differ between the two schemes. Materials proposed include a combination of render and face-brick to the exterior walls. An access ramp (gradient 1:12) is also shown.
- 2.4 4no. trees are proposed to be removed to make way for the development. This includes 2no. small weeping crab apple trees (T1 & T2), 1no. Hawthorn tree (T4) and 1no. Beech tree (T9). T1, T2 and T4 would be removed to enable amendment of the existing parking layout, with the development leading to the re-location of 9no. existing spaces across the site, 8no. of these are proposed to the Ladram Road frontage. In total, the development would lead to the provision of 1no. additional parking space over the existing capacity.
- 2.5 Other alterations include the provision of a new pedestrian footpath leading from the Ladram Road frontage to the proposed extension and demolition of a caretaker building to the west of the site (to be replaced with a free draining soft surface area).
- 2.6 As amended during the course of the application, a Laurel hedge boundary to the western flank boundary and additional soft landscaping in the small triangle areas forward of the new parking area adjacent to the Ladram Road frontage have been incorporated into the proposal. Specific details of this planting have not been provided at application stage.

3 Relevant Planning History

- 3.1 22/00238/FUL- Erect pool enclosure to existing outdoor pool to rear- Granted
- 3.2 06/01744/FUL- Enclose courtyard area with roof to form additional classroom- Granted
- 3.3 04/01085/BC3- Erect infill extension to North elevation- Granted
- 3.4 03/00491/BC3- Erect canopy to southwest elevation of infants school extend hardsurfaced area and lay out external area with play equipment- Granted

4 Representation Summary

- 4.1 The application is presented to Development Control Committee on account of the nature of the application and its classification as a Major development given the floor area proposed.

Highways

- 4.2 There are no highway objections to this proposal. It is not considered that the proposal will have a detrimental impact on the local highway network. The travel plan should be conditioned.

Education

- 4.3 No objections. The application will contribute to sufficiency planning for Early Years planning in the City.

Tree Officer

- 4.4 No objections. The revised position and method of path construction are acceptable and provided the developer adheres to the recommendations in the report, there should be no detrimental impact upon the trees on site.

LLFA

- 4.5 No objections subject to a condition requiring submission of additional drainage information.

Environmental Health

- 4.6 No objections subject to conditions relating to requirement for a noise impact assessment, lighting details and to limit construction hours. Conditions for UXB (unexploded ordnance) and to control noise from outdoor play were also proposed however, it is considered these conditions are not reasonably proportionate to the application which seeks enlargements to a long standing school site.

5 Public Consultation

- 5.1 A site notice was displayed, a press notice was published and 51no. neighbours were consulted. Further consultation was undertaken following receipt of revised plans incorporating the proposed pool enclosure as that is different in detail (changing room and plant positions) from the 2022 approved enclosure and which has not yet been implemented in any event. 6no. letters of representation from 5no. addresses were received. The comments raised are summarised below:

- The additional provision at the site will have detrimental traffic implications
- Concerns with content of the Traffic assessment
- Objection to loss of trees
- Loss of trees with have a detrimental impact on the school's landscaped setting and views from Ladram Road
- Concerns with the layout of the new parking spaces and impact on pedestrian/highway safety
- Loss of privacy concerns
- Loss of outlook and sense of enclosure concerns
- Loss of property value
- Layout of the 'previously approved' pool enclosure has been altered in this proposal [Officer comment: The application has been amended to include this change]
- Scale of the development may have a detrimental environmental impact
- Condition should be imposed for acoustic insulation to the nursery wall
- Impact on wildlife habitats

[Officer Comment] All relevant planning considerations are assessed within the appraisal section of the report (Section 8). The above concerns are noted and they have been taken into account in the assessment of the application however, they were not found to represent a justifiable reason for refusal of the application in the circumstances of this case. The rooms referred to as nursery are to be used as one to one or mentoring rooms and not as a nursery and as such there would be no use of the adjacent outdoor area. External doors shown are for fire purposes.

6 Planning Policy Summary.

- 6.1 National Planning Policy Framework (NPPF) (2021)
- 6.2 Planning Practice Guidance - National Design Guide (2021)
- 6.3 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (The Environment and Urban Renaissance) and CP6 (Community Infrastructure).
- 6.4 Development Management Document (2015): Policies DM1(Design Quality), DM3 (Efficient and Effective Use of Land), DM14 (Environmental Protection) and DM15 (Sustainable Transport Management)
- 6.5 Southend-on-Sea Design & Townscape Guide (2009)
- 6.6 Community Infrastructure Levy Charging Schedule (2015) (CIL)

7 Planning Considerations

- 7.1 The main considerations are the principle of the development, the design and impact on the character of the site, the streetscene and wider area, the impact on residential amenity, traffic and transportation issues, flooding and drainage concerns and CIL.

8 Appraisal

Principle of development

- 8.1 Policy CP6 of the Core Strategy supports *'improvement to existing, and the provision of new, facilities to support the needs of education, skills and lifelong learning strategies.'*
- 8.2 Paragraph 95 of the NPPF states Local Authorities *'should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'*
- 8.3 The applicant has provided information explaining the background to the application. They outline that despite officially being registered as two separate schools, many of the resources and staffing including use of the swimming pool, are shared between the sites for cost efficiency. However, the sites sit at different levels with the car park between making it hazardous for staff and pupils to move around. The proposed extension resolves these issues by linking the three major buildings, allowing users of all abilities to move freely between in all-weather conditions and to enable year-round use of the pool.
- 8.4 The proposal therefore represents a significant improvement of the existing school facilities and as confirmed with the applicant, would not result in an increase in the number of staff or pupils at the school.
- 8.5 Additionally, the proposed extensions would be positioned on existing hardsurfacing at the site so would not diminish sports field/green space provision. On this basis, no objection is raised to the principle of the development which accords with overarching National and Local planning policy that supports development that improves school facilities. Other material considerations are outlined below.

Design and Impact on the Character of the Area

- 8.6 Good design is fundamental to high quality new development and its importance is reflected in the National Planning Policy Framework as well as Policies DM1 and DM3 of the Development Management Document and Policies KP2 and CP4 of the Core Strategy. The Design and Townscape Guide also states that the Council is committed to good design and will seek to create attractive, high-quality living environments.
- 8.7 In determining an appropriate contextual relationship with surrounding development, factors such as height, scale, massing and siting are material considerations. Details such as architectural style, along with colour texture of materials, are also fundamental in ensuring the appearance of any new development is sympathetic to its surrounding and therefore wholly appropriate in its context.
- 8.8 The National Planning Policy Framework states that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"* (paragraph 126).

- 8.9 The proposed extension and pool enclosure represent significantly scaled additions relative to the existing site footprint. The same general form and position of pool enclosure can in any event be independently built under the 2022 planning permission.
- 8.10 The proposed development would be set some 50m from the nearest publicly available views from Ladram Road to the east. The extensions together are considered to be of a functional overall design but designed with a complementary roof form and materials that draw appropriate reference from the wider school site. The development's overall size and scale is considered acceptable paying due regard to its significant separation from the nearest publicly accessible views on account of its position close to the western flank boundary.
- 8.11 No objection is raised to the removal of the caretaker building which is in a poor state and which holds no architectural interest.
- 8.12 The application has been submitted with a tree survey and an Arboricultural Impact Assessment (AIA). The proposal will be facilitated by removal of four individual trees, numbered T1, T2, T4 and T9 respectively. T1 and T2 are located close to the Ladram Road frontage, T4 is located to the western flank boundary and T9 is centrally located in relation to the site. All trees have been arboriculturally assessed as Category 'C' trees, which relates to 'low' quality trees.
- 8.13 The loss of these trees, in particular, those close to the Ladram Road frontage represent a less positive aspect of the development. However, none of the trees to be removed are classified as Category 'A' specimens, i.e. those of high quality nor trees worthy of preservation. In addition, the proposed plan as amended during the course of the application shows the newly formed parking area to the Ladram Road frontage would be set within a decent landscaped setting following the incorporation of soft landscaping in the small triangle areas forward of the new parking spaces, as well as the provision of an extensive planted hedge along the western flank boundary. Details and provision of this planting can be conditioned.
- 8.14 The Council's arboricultural officer has raised no objections to the proposed tree works subject to the developer adhering to the recommendations outlined in the report.
- 8.15 As such, given the overall, size, scale, design and location of the development, and subject to the described conditions it is considered that the proposal would not harm the character and appearance of the site, the streetscene or wider surrounding area.
- 8.16 The development is therefore acceptable and policy compliant in these regards.

Impact on Residential Amenity

- 8.17 Local and national planning policies and guidance seek to secure high quality development which protects amenity. Policy DM1 of the Development Management Document specifically identifies that development should protect the amenity of the site, immediate neighbours, and surrounding area, having regard to privacy, overlooking, outlook, noise and disturbance, visual enclosure, pollution, and daylight and sunlight. Further advice on how to achieve this is set out in the Council's Design and Townscape Guide.

- 8.18 The proposed link extension would be positioned some 14.5m from the rear boundaries of No's 34-40 Samuels Drive to the west. The proposed pool enclosure which is in the same position and of the same scale as that approved in 2022 would be some 5m from the rear boundaries of No's 26-32 Samuels Drive. The rear gardens of these properties are in excess of 20m deep. The proposed development varies in height, with the proposed pool enclosure the tallest element proposed (some 4.6m). In this instance, given the single storey nature of the scheme and flat parapeted roof form plus the separations involved to the adjacent neighbouring rear boundaries and rear habitable room windows, it is considered that the development by reason of its scale, form and position would not significantly harm the residential amenity of nearby occupiers in terms of dominance, an overbearing impact, loss of light and outlook nor an undue increased sense of enclosure. This view takes account of localised differences in ground levels.
- 8.19 The proposed planted screen along the western flank boundary of the site would further mitigate the development's visual impact. Under the circumstances and consistent with the basis of the 2022 pool enclosure approval it is considered reasonable and proportionate that a condition be imposed to require planting of the hedging as proposed.
- 8.20 The proposed enclosure is located at a slightly elevated height in relation to the proposed link extension and there are changes in levels in relation to the adjacent properties in Samuels Drive. In line with the basis of decision for the 2022 pool enclosure application the side windows facing to the west flank boundary shall be conditioned to be obscure glazed and fixed shut in the interests of mitigating against overlooking and noise and disturbance from use of the pool itself.
- 8.21 The position of the pool's pump room and associated plant has been altered from the 2022 approval. Consequently, a noise impact assessment will be required to ensure that the new pump room location and associated plant is suitably insulated/regulated so as to not give rise to any harmful noise impacts in any relevant regard.
- 8.22 In addition, the proposal would enable increased use of the swimming pool (throughout the year), with potential for some elevated levels of noise and disturbance to nearby properties. No specifications for sound insulation around the enclosure have been provided. In line with the previous planning permission at the site, this can reasonably be dealt with via a suitably worded condition. No objection was raised by the Council's Environmental Health subject to such conditions.
- 8.23 Specific details of external lighting have not been provided but can reasonably be dealt with by condition.
- 8.24 Subject to the described conditions the proposal is acceptable and policy compliant in the above respects.

Traffic and Transport Implications

- 8.25 The NPPF states (para 111) that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or, the residual cumulative impacts on the road network would be severe."

- 8.26 The applicants have submitted a Transport Statement outlining the impact of the extensions on the existing travel and parking arrangements. The Statement outlines that the school has on-site parking facilities for 25 vehicles, accessed from Ladram Road.
- 8.27 The Bournes Green Schools currently employ 60 Full-time staff and 46 Part-time staff. No additional staffing will be required for the proposed build nor will there be an increase in pupil numbers. In addition, changes in the parking layout will result in a net additional one parking space. The layout is part echelon (using diagonal spaces) a configuration which is typically used with a one way circulation which is not proposed here. However, the spaces involved are for staff use only and with on-site turning room available and do not impact material on the highway.
- 8.28 The proposal therefore does not materially intensify the use of the site through additional visitors and staff, and it does not affect the availability of parking or access to the site. There are therefore no harmful transport and highways impacts and Highways officers have raised no objections.
- 8.29 The development is therefore acceptable and policy compliant in these regards.

Flooding and surface water drainage

- 8.30 National policy requires that any development is safe from flooding and does not increase the risk of flooding elsewhere.
- 8.31 Policy KP2 of the Core Strategy states all development proposals should demonstrate how they incorporate sustainable drainage systems (SuDS) to mitigate the increase in surface water runoff, and, where relevant, how they will avoid or mitigate tidal or fluvial flood risk.
- 8.32 The proposed development would be built partially within an area of undeveloped land, an area of the ground where surface water would otherwise permeate. Adequate drainage should be installed to ensure that there is no increased risk of flooding on site or elsewhere. Additional information is required to satisfy LLFA requirements however it is reasoned this can be dealt with suitably by a condition.
- 8.33 Subject to this, the development would be acceptable and policy compliant in these regards.

Ecology

- 8.34 Third party concerns have been raised over the impact on wildlife habitats. Paragraph 170 of the NPPF states that 'Planning policies and decisions should contribute to and enhance the natural and local environment by...protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils...recognising the intrinsic character and beauty of the countryside...minimising impacts on and providing net gains for biodiversity...'
- 8.35 Having regard to the basis of the application which involves the enlargement of the school site on existing hardsurfacing, there are considered to be no material ecological concerns.

Equality and Diversity

- 8.36 The Equality Act 2010 (as amended) imposes important duties on public authorities in the exercise of their functions and specifically introduced a Public Sector Equality Duty. Under this duty, public organisations are required to have due regard for the need to eliminate unlawful discrimination, harassment and victimisation, and must advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not. Officers have in considering this application and preparing this report had careful regard to the requirements of the Equalities Act 2010 (as amended). They have concluded that the decision recommended will not conflict with the Council's statutory duties under this legislation.

Community Infrastructure Levy

- 8.37 This application is CIL liable and there will be a CIL charge payable. In accordance with Section 70 of the Town and Country Planning Act 1990 (as amended by Section 143 of the Localism Act 2011) and Section 155 of the Housing and Planning Act 2016, CIL is being reported as a material 'local finance consideration' for the purpose of planning decisions. The proposed amended development includes a net gain internal floor area of 166sqm, which may equate to a CIL charge of approximately £22,446.92. Any existing floor area that is being retained/demolished that satisfies the 'in-use building' test, as set out in the CIL Regulations 2010 (as amended), may be deducted from the chargeable area thus resulting in a reduction in the chargeable amount.

9 Conclusion

- 9.1 Having taken all material planning considerations into account, it is found that the proposed development which enlarges and improves the school accommodation and in part proposes a pool enclosure, of the same general form and position as the pool enclosure approved in 2022 but now with repositioned changing and plant rooms, is acceptable in principle, is of an acceptable design that would preserve the character and appearance of the area, would have no adverse residential amenity impact and would have no significant adverse parking or highway safety implications. The application is therefore recommended for approval, subject to conditions.

10 Recommendation

- 10.1 It is recommended that planning permission is granted subject to the following conditions:**

- 01 The development hereby permitted shall be begun not later than 3 years beginning with the date of this permission.**

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

- 02 The development shall be carried out in accordance with the approved plans: BG/NAK/01 Rev D; BG/NAK/02 Rev D; BG/NAK/03 Rev D; BG/NAK/04 Rev D; BG/NAK/05 Rev D**

Reason: To ensure the development is carried out in accordance with the development plan.

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

Reason: In the interests of visual amenity and to ensure that the appearance of the development makes a positive contribution to the character and appearance of the area. This is as set out in the National Planning Policy Framework (2021), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policy DM1 and advice in the National Design Guide (Rev 2021) and the Southend-on-Sea Design and Townscape Guide (2009).

- 04 The windows in the west flank elevation of the pool enclosure hereby approved shall only be glazed in obscure glass (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy, or equivalent) and be permanently fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal finished floor level of the room served by that window. In the case of multiple or double-glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4. The windows shall be retained as such for the lifetime of the development.**

Reason: In the interest of the residential amenity of nearby occupiers in accordance with the National Planning Policy Framework (2021), Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1 and DM3 of the Development Management Document (2015).

- 05 Prior to first operation of the development hereby approved, a noise impact assessment and sound insulation scheme to control the emission of sound from the pool enclosure and newly located pump room, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall consider the need for extract ventilation and maintaining thermal comfort. Noise from any plant and equipment used to provide this shall be limited to 10 dB (A) below the background noise level measured and expressed as a LA90,15minutes at the boundary of the nearest residential property. The agreed scheme shall be implemented at the site prior to first use of the development and operated and maintained for its lifetime in full accordance with the agreed scheme thereafter.**

Reason: In order to protect the amenities of surrounding occupiers in accordance with Policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).

- 06** Before any external lighting is installed in association with the development hereby permitted, details of its location, design and specification shall have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated solely in accordance with the approved details.

Reason: In the interests of the amenities of the area and nearby residents, in accordance with Policies DM1 and DM3 of the Development Management Document (2015) and Policies KP2 and CP4 of the Core Strategy (2007).

- 07** Hours of works associated with this permission shall only be 8am – 6pm Monday to Friday, 8am – 1pm Saturday. No works shall be carried out on Sundays or Bank or Public Holidays.

Reason: In the interests of residential amenity and to ensure that the development complies with the National Planning Policy Framework (2021), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) policies DM1 and DM3 and advice in the Southend-on-Sea Design and Townscape Guide (2009).

- 08** No externally mounted plant or equipment shall be installed on the development hereby approved until and unless details of its location, design and specification have been submitted to and approved in writing by the Local Planning Authority. Such plant or equipment shall be installed, operated and maintained for the lifetime of the development solely in accordance with the agreed details.

Reason: In the interests of the amenities of the area and nearby residents, in accordance with Policies DM1 and DM3 of the Development Management Document (2015) and Policies KP2 and CP4 of the Core Strategy (2007).

- 09** Prior to first use of the development hereby approved the laurel hedging indicated in the submitted plan BG/NAK/03 Rev D between the development and the site's western boundary shall be undertaken at the site in accordance with details of species, planting density and height which shall previously have been submitted to and agreed in writing by the Local Planning Authority under the provisions of this condition.

Reason: In the interests of the amenities of the area and nearby residents, in accordance with Policies DM1 and DM3 of the Development Management Document (2015) and Policies KP2 and CP4 of the Core Strategy (2007).

- 10** Prior to first use of the development hereby approved, the soft landscaping as shown in the submitted plan BG/NAK/03 Rev D between the newly formed parking area and Ladram Road shall be undertaken at the site in accordance with details of species, planting density and height, which shall previously have been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and nearby residents, in accordance with Policies DM1 and DM3 of the Development Management Document (2015) and Policies KP2 and CP4 of the Core Strategy (2007).

- 11 The new car parking arrangement shown on approved plan BG/NAK/03 Rev D shall be provided and made available for use at the site prior to the first use of the development hereby approved. The car parking shall thereafter be permanently retained for the parking of vehicles belonging to on-site staff.

Reason: To ensure that satisfactory car parking is provided in the interests of highway safety, in accordance with the National Planning Policy Framework (2021), Core Strategy (2007) policy CP3 and Development Management Document (2015) policy DM15.

- 12 The development shall be carried out on site solely in accordance with the recommendations and Tree Protection measures outlined in the 'Tree Survey and Arboricultural Impact Assessment Revision A (ref. UTC-0770-AIA) by Underhill Tree Consultancy.'

Reason: To safeguard the character and appearance of the surrounding area in accordance with policies DM1 and DM3 of the Development Management Document (2015) and Policies KP2 and CP4 of the Core Strategy (2007).

- 13 Prior to installation of any associated drainage infrastructure, details of the following shall first have been submitted to and approved in writing by the Local Planning Authority:

- a) Information to show how the new structure will be drained, demonstrating how these follow SuDS principles
- b) A drainage plan be provided showing all pipe routings, sizes, manholes and connections into existing drainage systems, along with size and location of any SuDS and/or attenuation features
- c) Where applicable, an agreement in principle from Anglian Water to make a new drainage connection, including confirmation of the maximum flow rate this connection will discharge at
- d) Details of how much existing permeable area will now be impermeable due to the new structure
- e) Details of the greenfield runoff rate for the site with calculations showing how this has been reached.
- f) Details of how flood risk will be minimised during the construction phase.

Reason: To ensure the approved development does not increase flood risk elsewhere in accordance with National Planning Policy Framework (2021) and Core Strategy (2007) Policy KP1 and KP2.

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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

- 01** Please note that the development which is the subject of this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) and it is the responsibility of the landowner(s) to ensure they have fully complied with the requirements of these regulations. A failure to comply with the CIL regulations in full can result in a range of penalties. For full planning permissions, a CIL Liability Notice will be issued by the Council as soon as practicable following this decision notice. For general consents, you are required to submit a Notice of Chargeable Development (Form 5) before commencement; and upon receipt of this, the Council will issue a CIL Liability Notice including details of the chargeable amount and when this is payable. If you have not received a CIL Liability Notice by the time you intend to commence development, it is imperative that you contact S106andCILAdministration@southend.gov.uk to avoid financial penalties for potential failure to comply with the CIL Regulations 2010 (as amended). If the chargeable development has already commenced, no exemption or relief can be sought in relation to the charge and a CIL Demand Notice will be issued requiring immediate payment. Further details on CIL matters can be found on the www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy or the Council's website (www.southend.gov.uk/cil).
- 02** You should be aware that in cases where damage occurs during construction works to the highway in implementing this permission that Council will 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 City.
- 03** The Parks dept. F.A.O Jackie Gilbert (jackiegilbert@southend.gov.uk) must be advised when the project begins and prior to the installation of the no-dig construction path.