

Southend-on-Sea City Council

Development Control Committee 13th September 2023

SUPPLEMENTARY REPORT

Agenda Item 6 **Pages 35-54**
23/00826/AMDT **Memory House, 6-9 Marine Parade, Leigh-on-Sea (West Leigh Ward)**

One (1No) additional representation has been received raising the following additional concerns:

- Want conditions imposed relating to; Party Wall Agreements, monitoring of vibration levels by an independent party and responsibility to be taken for structural damage to surrounding properties for a 10-year period.
- Concerns about the crane movement on site
[Officer Comment: These issues are dealt with under separate pieces of legislation and fall outside the remit of planning]
- Concerns around dust levels during demolition.
[Officer Comment: There is no further demolition activity]
- Concerns over lorries waiting in Hadleigh Road or Marine Parade
[Officer Comment: The issue of lorries waiting in Marine Parade will be brought to the attention of the applicants]

Condition numbering has been updated (as follows) to correct a clerical error in the officer report:

20 No externally mounted plant or equipment shall be installed on the development hereby permitted 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).

21 The development must be implemented in full accordance with the service and delivery management plan details of which were approved under the approval of details application reference 23/0973/AD, or any other alternative details which have previously been submitted to and approved in writing by the Local Planning Authority under the terms of this condition before the development is first occupied. The service and delivery management plan shall be implemented in full from the first use of the development hereby approved and adhered to at all times thereafter in perpetuity.

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, DM3 and DM4 of the Development Management Document (2015) and the advice contained within the National Design Guide (2021) and the Southend-on-sea Design and Townscape Guide (2009).

22 The foundations for the development and the formation of the basement hereby approved shall be constructed solely in accordance with the detailed methodology outlined in the Structural Engineers Report 'REV' A by KMcD (titled Foundation Design & Excavations, dated July 2023, referenced 1580). If there is to be any variation from the approved methodology,

such details must be submitted to and approved in writing by the Local Planning Authority prior to commencement of the construction phase of the development hereby approved.

Reason: In the interest of the residential amenity of nearby occupiers and land stability, in accordance with the National Planning Policy Framework (2021) and Policy DM14 of the Development Management Document (2015).

Agenda Item 7 Pages 105-138
23/01191/FUL 995-1003 London Road, Leigh-on-Sea (Blenheim Park Ward)

Additional representations have been received from an objector and the planning agent on behalf of the applicant in response to neighbour concerns.

With regards to the additional objection letter received, no new concerns were raised that have not already been covered by the summary paragraph in the officers report however, for completeness, these are summarised again below:

- Manoeuvring concerns for vehicles parking to the rear
- Design concerns relating to symmetry of the existing parade
- Over development of the site

The objector has provided photos for Members to view:

- Photos of the existing rear parking area/layout



- Photos of the existing vehicle access



The following comments are those provided by the planning agent in response to neighbour concerns:

- The applicant has the right to submit applications to optimise the development potential of his site in accordance with local and national planning policy.
- This scheme is an optimisation of the development, not an over-development, and is aligned with both national and local planning policies including the Nationally Described Space Standards.
- This application (23/01191/FUL) is no greater in scale, bulk, and mass than the previously approved scheme (22/01629/FUL); it is actually smaller as indicated by the dashed purple outlines on the proposed drawings.
- This application provides parking on a 1-to-1 basis for the existing and proposed flats, along with 1 space for the retail unit.
- The parking bays and manoeuvring space are all designed to Essex Highways standards, and the DCC have been previously advised that they should not seek refusal based on Highways grounds.
- The vehicular access is an existing access and has been cited as acceptable by Essex Highways at previous DCC meetings. Vehicles have enough space to enter and leave in forward gear. The spaces are not small, as they are to Essex Highways standards.
- The current application has secure and enclosed bin store as shown on the proposed plans.
- There is no roof-level communal amenity space. The use of privacy screening and obscure glazing within this submission remains the same as the planning approved scheme, so there is no loss of privacy or perceived overlooking.
- Introducing dedicated parking bays, covered and secure bin stores and cycle storage will provide activity within this space. The introduction of these uses and the improvements over the current condition will at least mitigate, if not remove, the current concerns regarding litter, vermin and anti-social behaviour.

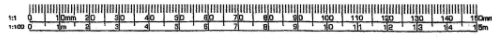
Agenda Item 9 Pages 157-172
20/00265/BRCN_B 103 Hamlet Court Road, Westcliff-on-Sea (Milton Ward)

Elevation and section drawings from the previously refused retrospective planning application (ref. 21/01263/FUL) dismissed on appeal (ref. APP/D1590/Z/21/3281520) and a site photograph of the installed shutters to the front are appended in Appendix 1 and Appendix 2 respectively.

Appendix 1



FRONT ELEVATION (ROLLER SHUTTER OPEN)



PROPOSAL: - ROLLER SHUTTER AS EXISTING	
SITE ADDRESS: - 183 HAMLET COURT ROAD, WESTCLIFF ON SEA.	
CLIENT: - EMEX INTERNATIONAL	
D. M. GREW Dip Bldg. Man. I.C.O.B. M.R.I.C.S.	
TITLE: - ELEVATIONS AND SECTIONS	
JOB No: - DMG/	DRAWING No: - 1
SCALE: - 1/100 @ A3	DATE: - JUNE 2021



SECTION (ROLLER SHUTTER OPEN)



FRONT ELEVATION (ROLLER SHUTTER CLOSED)



SECTION (ROLLER SHUTTER CLOSED)

Appendix 2

