

Southend-on-Sea City Council

Development Control Committee 18th October 2023

SUPPLEMENTARY REPORT

Agenda Item 5 **Pages 21-82**
23/01216/BC4 **Cliffs Pavilion Station Road, Westcliff on Sea (Milton Ward)**

Section 7 Paragraph 7.3

Paragraph 7.3 quotes the sections of Policy CS1 which are relevant to this proposal. For completeness the whole policy is as follows:

'1. The Council through its role in determining planning decisions and other initiatives will:

- a. consider favourably proposals which enhance or diversify the range of arts, culture, entertainment, tourism, leisure and recreational facilities, subject to an assessment of the scale, character, location and impact of the proposal on existing facilities and environmental designations, including protected green space;*
- b. promote the provision of hotels and visitor accommodation, subject to satisfactory access and parking provision;*
- c. secure high quality and sustainable redevelopment of poor quality, vacant or underused sites and buildings to improve the local townscape, including provision of active ground floor frontages to add to the vibrancy and vitality of the streetscene;*
- d. ensure that all development proposals affecting all designated and non-designated heritage assets, including Conservation Areas, listed and locally listed buildings, conserve and enhance these buildings and their settings in line with Policy DM5 of the Development Management Document;*
- e. ensure that all future sea defences and flood mitigation measures integrate seamlessly with the public realm;*
- f. not normally permit development south of the sea wall where a proposal has the potential to adversely affect a European site or cause significant harm to a Site of Special Scientific Interest (SSSI) or adversely impact on foreshore views. Any proposed use will also have to be water compatible as defined in the Planning Practice Guidance;*
- g. promote energy efficiency as appropriate, including opportunity for decentralised energy supply, and the retrofit of existing development in line with local policy;*
- h. seek to conserve existing landmarks and landmark buildings and ensure new development respects views to and from them, their setting and character, in line with Policy DS2: Key Views and Policy DS3: Landmarks and Landmark Buildings.*
- i. require all development within the Central Seafront Policy Area to:*
 - i. have regard to Policy DS4 in order to manage and mitigate against flood risk;*
 - ii. safeguard, and where appropriate, enhance the biodiversity of the foreshore and respect the European designations in line with Policy CS2: Nature Conservation and Biodiversity.*

2. There is potential for archaeological deposits within the area of Southend Cliffs and Seaway Car Park and as such developers should have regard to Policy DM5 – Southend- on-Sea's Historic Environment of the Development Management Document.

3. The Council will promote the following access and public realm improvements, addressing the principles of the Streetscape Manual where applicable:

- a. emphasise landmarks and landmark buildings (Policy DS3), orientation points, views and vistas, and improve accessibility between the seafront and town centre;*

- b. create a well-defined piazza area at the southern end of the High Street between The Royals, The Palace Hotel and Pier Hill and encourage new and existing uses to provide active frontages to face onto this space;
- c. preservation and integration of the open spaces of the seafront and foreshore with the 'green grid' to create a series of linked, functional green spaces to relieve pressure on the seafront;
- d. use creative lighting and public art to strengthen identity and connectivity. New lighting should be arranged so as to avoid direct illumination of the foreshore or excessive glare when viewed from the foreshore;
- e. remove unnecessary street furniture and improve and rationalise signage, with particular focus on public realm adjacent to listed and locally listed buildings and Conservation Areas, in particular around The Kursaal;
- f. implement a rolling programme of improvements to the promenade and public spaces (further developing the City Beach scheme at Eastern Esplanade) and incorporating flood mitigation measures, such as SuDS;
- g. junction improvements at Queensway/Seaways/Chancellor Road;
- h. provision for new/ improved pedestrian/ cycle priority link as identified on the Policies Map;
- i. pursue urban greening and provide additional seating, tree planting and landscaping, as well as enhanced links between neighbouring Policy Areas;
- j. upgrade the Cliffs Pavilion outdoor space and improve its connection to the Cliffs;
- k. improve traffic management with the aid of VMS and improved signage, parking, including taxi rank and coach drop off provision, and walking and cycling, including Sustrans route;
- l. improvements to the Sealife Centre through redesign or redevelopment;
- m. regeneration of redundant lavatories and the crazy golf site for kiosks or other small-scale seaside businesses;
- n. explore development of a Seafront lido or new lagoon to compliment the seafront leisure offer.'

Paragraph 7.16 Landscaping - Clarification

The submitted indicative landscaping scheme confirms that the Menorah, which has planning permission under reference 12/00579/BC4 to be installed for 8 days each year over the festival of Hanukkah, will have a place in a slightly amended location to the original application but central to the new plaza and will be accessible to all during this time.

Slope Stability

A slope stability statement has been submitted. This states:

'The proposed refurbishment works at Cliffs Pavilion, Southend include the addition of a new double storey extension to the East entrance and a small extension to the existing restaurant over the existing terrace at first floor.

The additional loadings are to be kept to a minimum and are supported off the existing structure which is supported off piled foundations. Additional loadings have been limited to no greater than 10% of the current loadings. The additional loadings are applied at a sufficient distance from the existing slope and retaining structures to ensure there will be no adverse effects.

Although a formal slope stability assessment has not been carried out, given the distance involved and the existing pile foundations, we can confirm that the proposed development would have no impact on the stability of the slope.'

**Agenda Item 6
23/00946/FUL**

**Pages 83-124
Day Nursery, 43 Imperial Avenue, Westcliff-on-Sea (Chalkwell Ward)**

Comments from the Council's Early Years Team have been received which are summarised below:

Early years guidance has no indication of requirement regarding fencing or height of fencing. However, there is the requirement to safeguard and secure children within the nursery and premises.

Agenda Item 8
23/01226/FULH

Pages 147 - 162
131 Beach Avenue, Leigh-on-Sea (Chalkwell Ward)

Section 4

Public Consultation

An additional representation has been received from a party who previously had submitted other objecting comments. The additional representation is summarised as follows:

- Reduction of light to 2 bedrooms, loss of outlook and visual enclosure
- Loss of view towards the estuary
- The assessment by the officer is subjective

Photographs submitted with the representation:



