

## Southend-on Sea City Council

Development Control Committee 5th July 2023

### SUPPLEMENTARY REPORT

**Agenda Item 5  
23/00030/FULM**

**Pages 29-170  
Cantel Medical Ltd, Campfield Road, Shoeburyness  
(Shoeburyness Ward)**

Two (2) additional neighbour representations have been received from existing objectors which make the following summarised comments:

- Concern over the loss of trees on the bund and the risk that the benefits of these trees might not be recovered by new planting.
- Concern that 1 week is not enough notice for neighbours regarding the date of the Development Control Committee Meeting.

**Trees**

Paragraph 7.54

Clarification

Tree T22, which is outside but adjacent to the site boundary, has already been felled by the Parks Team due to poor condition and health and safety concerns.

**Amenity Impacts**

Paragraph 7.68

Correction

In relation to the distance of the proposed flats from the neighbours at 49-51 Horseshoe Crescent the following sentence within paragraph 7.68 should read:

*'The building would be some 14m from the site's eastern boundary at the southern end and some 11m to its eastern boundary at the ~~southern~~ northern end.'*

**Standard of Accommodation Paragraph 7.82**

Clarification

The need for mechanical heat recovery and ventilation for houses fronting Campfield Road was required by Environmental Health not the Overheating Review.

## Conditions

### Alteration of Condition Wording

04 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, no construction works other than demolition **and construction up to above** ground floor slab level shall take place unless and until full detailed design drawings and cross sections of the key design features including projecting brick detailing, projecting window surrounds and reveals, bay window, dormer window, roof gabled roof side verge and parapet to block A at a scale of 1:20 or 1:10 as appropriate have first been submitted to and agreed in writing by the Local Planning Authority under the terms of this condition. The development shall be carried out in accordance with the approved details before it is brought into first use.

08 No construction works above **lower** ground floor slab level shall take place unless and until a Landscape and Ecological Management Plan (LEMP) has been produced for all habitats and hedgerow features proposed within the site and has been submitted to and approved in writing by the Local Planning Authority under the terms of this condition. The LEMP shall set out the appropriate establishment works and management responsibilities and maintenance schedules required to achieve the intended type and condition of each habitat /hedgerow feature proposed. The LEMP shall cover a minimum period of 30 years and include provisions for monitoring, review, reporting and contingency throughout as recommended by the Biodiversity Metric Assessment by Middlemarch Environmental Ltd reference 156454-03-Rev B dated 12.06.23.

13 The first floor window in the east elevation of Plot No 28 and the southernmost first and second floor kitchen/dining/living room windows of plots 30 and 36, as shown on plan references D-220 Rev J, D221-Rev H and D-222 Rev H, shall only be glazed in obscure glass (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing with the Local Planning Authority) and fixed shut up to a height of not less than 1.7m above the relevant rooms internal finished floor level before the occupation of the **extension plot** hereby approved and the windows shall be retained as such in perpetuity. 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.

5 The 141 car parking spaces, including 7 disabled spaces, and the associated highways works as shown on approved plans D-100 Rev M and D-220 Rev J. **Car parking for each individual plot** shall be provided/carried out and made available for use prior to the first use or the first occupation of **that unit any of the development** hereby approved. The car parking spaces and the associated vehicular accesses to and from the public highway shall thereafter be permanently retained solely for the parking of vehicles and the accessing of the car parking spaces in connection with the occupiers of the dwellings hereby approved and their visitors. At least 1 parking space for each dwelling, including the 7 disabled spaces, shall have access to an active electric vehicle charging point as shown on plan reference D-110 Rev E. Notwithstanding the details submitted on the Car Parking Management Plan by Ardent reference 2101833-05 dated 10.08.22, the development hereby approved shall not be occupied until further details have been submitted and approved in writing in relation to car parking management at the site. These details shall include:

- i) Full details of how the off plot parking will be managed at the site including visitor parking and parking within the parking courts.
- ii) Full details of any proposed signage in relation to parking management including signage specifications and locations.
- iii) Full details of the proposed electric vehicle charging points where they are proposed to be located within the parking courts as shown on plan reference D110 Rev E.

The development shall then be carried out in full accordance with the approved details.

25 Prior to the commencement of the development hereby approved **excluding full above ground demolition**, a Written Scheme of Investigation, including location of trial trenching, shall be submitted to and agreed in writing with the Local Planning Authority under the terms of this condition. The approved Written Scheme of Investigation and measures to be undertaken throughout the course of the works affecting below ground deposits shall be carried out in full by an appropriately qualified archaeologist. The

subsequent recording and analysis reports shall be submitted to the Local Planning Authority before the development is first occupied or brought into first use.

26 A. The development hereby permitted shall not commence **apart of full above ground demolition and other than** that required to carry out the agreed remediation until the measures set out in report reference GB696-RS-FEB-2023 'Remediation Strategy' by GB Card Partners dated 3.2.23 (the approved remediation scheme) have been implemented. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

**Agenda Item 6  
23/00543/FUL**

**Pages 171-188  
24 Cobham Road, Westcliff-on-Sea, Essex  
(Chalkwell Ward)**

One (1) additional neighbour representation in objection to the application has been received not raising any additional comments beyond those already listed in the officer's report.

**Conditions**

**Alteration of condition wording**

03 The development hereby approved, for purposes falling within Use Class C2, shall only be occupied as a children's and young persons' residential care home for up to 6 residents who shall be between the ages of 5 to 18 with residents falling under the responsibility of Southend-On-Sea City Council given prioritisation in the allocation process. **For every vacancy that arises at the property hereby approved, Southend-on-Sea City Council shall be given first refusal on placing a child at the premises, with notice of the vacancy being given to the Council in writing and the Council having a period of not less than 21 calendar days to confirm if they wish to place a child at the property.** The property shall not be used for any other purpose, including any other purpose within Use Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or any act or order amending or re-enacting that Order or any changes permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any act or order amending or re-enacting that Order.

**Agenda Item 7**

**23/00492/FUL**

**23/00026/UNAU\_B**

**Pages 189-212**

**Garages at rear of 33-45 Eastwood Old Road, Eastwood**

**(Belfairs Ward)**

Two (2) additional letters of representation have been received from existing objectors which make the following summarised comments:

- Concerns relating to the design of the fence.
- The woodland being used at a cut through to the garages has not been seen by residents and is inaccessible.
- Query reasons for enclosing the area.
- No antisocial behaviour issues.
- The view from bedroom windows is now ugly and unnecessary and residents are erecting taller fences to avoid seeing the unsightly fence.
- There have not been any security issues. This is a quiet area.
- Concerns security cameras will be put up.
- Concerns relating to high car park entrance gates which are locked and which are an eyesore and prevent access to garages and rights of way.

**Agenda Item 8**

**23/00237/FULH**

**Pages 231-238**

**62 Mount Avenue Westcliff-on-Sea, Essex (Chalkwell Ward)**

It is noted that the dwelling's existing first floor southern flank window is referred to as a proposed window within the officer's report. To this end, as a result, Condition 04 is amended accordingly.

**Conditions**

**Alteration of condition wording**

04 The south side dormer window and ~~first floor window~~ of the development 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) and fixed shut, except for any top hung fan light which shall be a minimum of 1.7m above internal finished floor level of the internal area served prior to the first use or occupation of the development hereby permitted and retained as such thereafter. 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 on the Pilkington scale.

Reason: To ensure the development has an acceptable design and protects the amenities of neighbouring occupiers in accordance with Policy DM1 of the Development Management Document (2015).

## **Agenda Item 11**

### **35 Lancaster Gardens, Southend-on-Sea (Pages 311 - 348) (Kursaal Ward)**

**23/00058/FUL**

One (1) additional neighbour representation has been raised in objection to the application. It notes that a first floor bedroom window is not shown on the west facing elevation but is shown on the floor plan. The discrepancy is noted and this bedroom window is obscure glazed and can be seen in the photographs of the elevation. The representation received does not raise any additional comments beyond those already listed in the officer's report.

Para 7.12 should read "Given the fallback position of use a 6 person HMO under Use Class C4 or as a **7 bedroom, 9 person** single family dwelling,"

## **Condition 7**

### **Alteration of condition wording – Condition 7**

**Within 3 months from the date of this permission, the development hereby approved shall be provided with a first floor oriel window in the west elevation that shall be glazed in obscure glass with the exception of the rear (south) facing panel. The side and front (north) facing panels of this oriel window should be obscure to at least Level 4 on the Pilkington Levels of Privacy and fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal finished floor level and retained as such thereafter. 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 on the Pilkington scale. If the oriel window is not implemented and/ or made available for use in full accordance with the approved, the use as a 9-bedroom HMO shall cease and revert either to use as a six bed HMO (Use Class C4) or as a single family dwellinghouse (use Class C3)**

**until such time as they are. The oriel window shall be implemented for the lifetime of the development.**

**Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework (2021), Core Strategy (2007) Policy CP4, Development Management Document (2015) Policy DM1 and the advice contained in the Southend-on-Sea Design and Townscape Guide (2009).**