

## Southend-on-Sea City Council

### Development Control Committee 29<sup>th</sup> November 2023

#### SUPPLEMENTARY REPORT

**Agenda Item 5**                    **Pages 31 – 80**  
**23/00866/OUTM**                **165 Sutton Road, Southend-on-Sea (Victoria Ward)**

Section 2                        Paragraph 2.1

Wording Correction:

“Whilst scale, appearance, layout and landscaping are reserved matters, indicative plans have been submitted to demonstrate one way in which the site could be developed within the scope of the proposed ~~decoration~~ description of development.”

**Agenda Item 6**                    **Pages 81 – 112**  
**23/01368/FUL**                    **101 Rochford Road, Southend-on-Sea (St Laurence Ward)**

Section 2                        Paragraph 2.2

Correction to stated dimensions:

The building has an existing flat roofed single storey projection to the front elevation forming a shopfront. This would be enlarged by ~~0.5m~~ 1m in depth, projecting ~~4m~~ 2m beyond the main building and the width would be increased by 0.5m from 12.4m to 12.9m. The height would remain the same at 3.85m. The shopfront would be replaced and includes full width glazing.”

**Agenda Item 9**                    **Pages 155 – 188**  
**22/00326/UNAU\_B**                **Day Nursery, 43 Imperial Avenue, Westcliff-on-Sea**  
**(Chalkwell Ward)**

Since the publication of the agenda, a representation has been received from the Agent for the 2023 refused application (ref. 23/00946/FUL) which is summarised as follows:

- Have attended the site.
- Have visited other children’s nurseries drawn to my attention.
- Have had discussions with client regarding how the nursery operates and its ongoing safeguarding procedures and relationship with the Council’s Early Years Department.
- Following this, a number of background reports are being preparing relating to the visual character of Imperial

Avenue, safeguarding requirements which the nursery has to meet and how these compare to schools, other nurseries you have identified and whether they meet the safeguarding requirements, the role of the nursery in contributing to the supply of children's nursery places, including pre-school places within Southend-on-Sea and that the planning unit of the nursery is now a mix of Classes E and F1 uses as it provides 32 spaces for pre-school children out of a total of 52 places, which includes a teaching curriculum which must be complied with.

- None of the above was submitted in support of the refused application.
- Once the above is completed in the next few days, it will be submitted to the Council in connection with a pre-application request with a revised scheme with the aim of agreeing a solution which meets the safeguarding requirements.
- Client has instructed me to lodge an appeal against the recently refused planning permission.
- Client has an ongoing contract with the Council as a Registered Provider for the provision of "early education and childcare" which states "It is the legal responsibility of the Provider to ensure that they comply with the safeguarding and welfare regulations and meet the learning and development requirements as required by section 40 of the Childcare Act 2006..."
- The safeguarding requirements are a material consideration in the way in which the front of the property is designed.
- Early years team previously commented: "Early years guidance has no indication of requirements regarding fencing or height of fencing. However, there is the requirement to safeguard and secure children within the nursery and premises."