

Southend-on-Sea City Council

Development Control Committee 31st January 2024

SUPPLEMENTARY REPORT

Agenda Item 5 **Pages 31-51**
23/01329/BC3 **Bishop House, 40 Western Approaches, Eastwood (Eastwood)**

Section 2 **Officer clarification**

Paragraph 2:1 states: "The application seeks planning permission to install two mobility scooter stores, each containing 3 storage units (for 6 scooters in total), located to the side of a pathway in a communal garden on the western side of the site."

Officer comment: For clarification, the communal garden is on the **eastern** side of the site.

Agenda Item 6 **Pages 51-114**
23/00264/OUTM **7 Tylers Avenue, Southend-on-Sea (Milton Ward)**

Section 4 **Representations**

1 additional letter of representation has been received. The objecting comments are summarised as follows:

- Objection to the removal of the street tree due to scarcity of trees and air quality concerns along Chichester Road.

[Officer Comment:] These comments are not considered to alter the officer's assessment contained in the Committee report nor are they found to justify refusal in the circumstances of the case.

Agenda Item 7 **Pages 115-190**
22/01827/FULM **1285 London Road, Leigh-on-Sea (Belfairs Ward)**

Para 8.10 **Officer correction to table 2:**

Type of unit Number Percentage Policy

Three-bedroom flat 4 ~~25%~~ 24% 49%

Para 8.13 **Officer clarification regarding affordable housing:**

The wording at Paragraph 8.13 should read: "*A policy compliant provision would be 3 4 dwellings, comprising 2 affordable rented units and 4 2 shared ownership units.*"

To clarify, the submission and then independent review of the Viability Assessment for the Council found a viable financial contribution towards

affordable housing in this instance to be £131,995 (equivalent to 3.4 units). This has been agreed by the Council's Strategic Housing service.

Para 8.80 Officer corrections to Proposed Heads of Term Table and at a) on Page 136 of the recommendation:

- 1 Affordable Housing Contribution is equivalent to 04 3.4 units = £131,995.
- 2 Secondary Education contribution is equal to ~~£19,780.30~~ £23,547.98.

Para 8.83 Officer correction of typo

"The contributions noted in paragraph 8.78 8.80 above are considered to meet the tests set out in the CIL Regulations 2010."

**Agenda Item 8
23/00443/FUL**

**Pages 191-218
13 Cobham Road, Westcliff-on-Sea (Chalkwell Ward)**

Front Page Plan

Corrected plan:



Section 4 Representations

5 additional letters of representation have been received from previous objectors at 4 addresses reiterating earlier objections and in addition seeking deferral of the application in order to attend the Committee meeting, together with additional comments summarised as follows:

- the high costs of refurbishment are stated as a negative but not the costs of changing to an HMO. The illegal occupation in 2022 led to extensive damage and the costs involved significant.
- There is also an excellent and historically significant hotel opposite the Branch which may feel a negative impact from the proposal.
- a contributory factor to high refurbishment costs is the neglect of recent years for which the owners bear responsibility.
- Recently residents needed to clean up the rubbish strewn and overgrown frontage of the Branch

- lastly there is the cost factor involved for the city looking forward. A hotel or holiday rental business benefits all in the city from jobs to business tax whereas an HMO may involve additional support costs for those housed when council budgets are under immense strain

[Officer comments – Officers are of the view that the objector’s reference to “the Branch” means the application site.

– It is understood that the applicant purchased the property in 2023.]

**Agenda Item 9
23/01735/FUL**

**Pages 219 – 230
11 Hartington Road, Southend-on-Sea (Kursaal Ward)**

Section 4

Representations

An email in support of the application has been received from the applicant, summarised as follows:

- Property was bought with the intention of creating a short term let for families with young children after finding a lack of suitable accommodation personally;
- Hotels in the area have few family rooms and bed and breakfasts not considered suitable for young children
- The property has specifically been adapted for use by families
- At the time of purchase in April 2022 the property was subject to a prohibition order that was issued in 2017. It had sat empty for 8 years and was in a very poor condition, including structural collapse, damp and mould, hygiene, electrical hazards,
- The building was boarded up on both the ground and first floors and the external front patio was used as the local rubbish dump causing a pest problem.
- Following extensive refurbishment works and clearance of the rubbish, the problems with the property were resolved and the prohibition order was lifted on 6th May 2023.
- The works have significantly improved the immediate area
- Neighbour, very supportive.
- Two local people employed as cleaners and local art displayed, all produce offered is sourced locally.
- In a short time have become the highest rated Airbnb in Southend and won the award for family favourite in the whole of Southend area.
- We are only available for families with children and do not allow all adult groups except with certain requests.
- Because of the location we were chosen to host the artists for the councils Art Jam event, the only other adult groups we have agreed to host have been visiting Southend as participants in the classic cars by the sea event and the cycling event.
- Before and after photos provided:



Before photograph

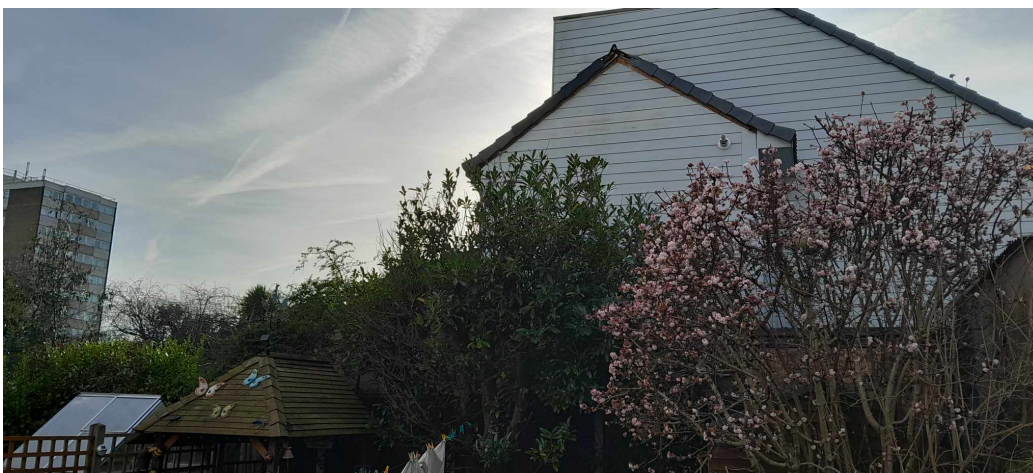


After photograph

**Agenda Item 11
23/01670/FULH**

**Pages 275-310
112 Pinewood Avenue, Eastwood**

An email was received by Cllr Collins on 28 January 2024. The email informed of Cllr Collins' intention to address the committee and included three photographs from 10 Hudson Road, looking south towards the application site. The photographs are also attached below.



Agenda Item 12
23/01771/FULH

Pages 311 - 332
38 Chalkwell Avenue, Westcliff-on-Sea (Chalkwell Ward)

Consultation:

The neighbour consultation period has now expired (it expired on 24th January 2024). No letters of representation have been received.