

DEVELOPMENT CONTROL COMMITTEE**AGENDA: 01st June 2022**

WARD	APP/REF NO.	ADDRESS	PAGE
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Main Plans Report			
Shoeburyness	21/01887/DOV5	Land Between Barge Pier Road and Ness Road Shoeburyness	
Leigh-on-sea	22/00459/BC3	3 Norfolk Avenue Leigh-on-sea	
Kursaal	21/02457/FUL	222 Southchurch Road Southend-on-Sea	
Chalkwell	22/00299/FUL	54 The Ridgeway Westcliff-on-Sea	
Leigh	22/00425/FUL	The Peter Boat Inn 27 High Street	
Chalkwell	22/00607/FULH	36 The Drive Westcliff-on-Sea	
Leigh	22/00614/FUL	55 Broadway Leigh-on-Sea	
Chalkwell	22/00633/FUL	Rose Martha Court 64 Leigh Road	
West Leigh	22/00704/FULH	12 Ewan Close Leigh-on-sea	

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INTRODUCTION

- (i) **Recommendations in capitals at the end of each report are those of the Deputy Chief Executive and Executive Director (Growth & Housing), are not the decision of the Committee and are subject to Member consideration.**
- (ii) All plans have been considered in the context of the Borough Council's Environmental Charter. An assessment of the environmental implications of development proposals is inherent in the development control process and implicit in the reports.
- (iii) Reports will not necessarily be dealt with in the order in which they are printed.
- (iv) The following abbreviations are used in the reports: -

CIL	- Community Infrastructure Levy
DAS	- Design & Access Statement
DEFRA	- Department of Environment, Food and Rural Affairs
DPD	- Development Plan Document
EA	- Environmental Agency
EPOA	- Essex Planning Officer's Association
JAAP	- Southend Airport and Environs Joint Area Action Plan
MHCLG	- Ministry of Housing, Communities and Local Government
NDG	- National Design Guide
NDSS	- Nationally Described Space Standards
NPPF	- National Planning Policy Framework
PPG	- National Planning Practice Guidance
RAMS	- Recreation disturbance Avoidance and Mitigation Strategy
SCAAP	- Southend Central Area Action Plan
SPD	- Supplementary Planning Document
SSSI	- Sites of Special Scientific Interest. A national designation. SSSIs are the country's very best wildlife and geological sites.
SPA	- Special Protection Area. An area designated for special protection under the terms of the European Community Directive on the Conservation of Wild Birds.
Ramsar Site	- Describes sites that meet the criteria for inclusion in the list of Wetlands of International Importance under the Ramsar Convention. (Named after a town in Iran, the Ramsar Convention is concerned with the protection of wetlands, especially those important for migratory birds)

Background Papers

- (i) Planning applications and supporting documents and plans
- (ii) Application worksheets and supporting papers
- (iii) Non-exempt contents of property files
- (iv) Consultation and publicity responses
- (v) NPPF and PPG including the NDG
- (vi) NDSS
- (vii) Core Strategy SPD
- (viii) Development Management DPD
- (ix) London Southend Airport & Environs JAAP

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- (x) SCAAP
- (xi) Design and Townscape Guide
- (xii) Technical Housing Standards Policy Transition Statement
- (xiii) Waste Storage, Collection and Management Guide for New Developments
- (xiv) Essex Coast RAMS SPD
- (xv) CIL Charging Schedule
- (xvi) Southend Electric Vehicles Charging Infrastructure SPD

NB Other letters and papers not taken into account in preparing this report but received subsequently will be reported to the Committee either orally or in a supplementary report.

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Use Classes

(Generally in force from 1st September 2020)

Class B1	Business
Class B2	General industrial
Class B8	Storage or distribution
Class C1	Hotels
Class C2	Residential institutions
Class C2A	Secure residential institutions
Class C3	Dwellinghouses
Class C4	Houses in multiple occupation
Class E	Commercial, Business and Service
Class F.1	Learning and non-residential institutions
Class F.2	Local community
Sui Generis	A use on its own, for which any change of use will require planning permission.

Deleted Use Classes

(limited effect on applications for prior approval and other permitted development rights until 31st July 2021)

Class A1	Shops
Class A2	Financial and professional services
Class A3	Restaurants and cafes
Class A4	Drinking establishments
Class A5	Hot food takeaways
Class D1	Non-residential institutions
Class D2	Assembly and leisure