

# Southend-on-Sea City Council

Development Control Committee 3<sup>rd</sup> April 2024

## SUPPLEMENTARY REPORT

Agenda Item 5  
24/00220/TEL

Pages 29-50  
Mast at Princes Court, Prince Avenue (St Laurence Ward)

Paragraph 9

Recommendation

**Amended wording:**

is amended from:

**“PRIOR APPROVAL IS REQUIRED for the siting and appearance of the telecommunications mast and cabinet.”**

~~In this regard you are advised that the Local Planning Authority hereby GRANT APPROVAL subject to the following condition/s:~~

to:

**“PRIOR APPROVAL IS REQUIRED for the siting and appearance of the telecommunications mast and cabinet.**

**In this regard, Members are advised to hereby GRANT APPROVAL subject to the following condition/s:”**

Agenda Item 6  
23/01656/DOV

Pages 51-62  
Land at Fossetts Farm, Sutton Road (St Lukes Ward)

Section 8

Recommendation

**Amended wording:**

8.1 a) ii is amended from:

~~“3. The Transferee will have a right of access onto the Property for the purposes of implementing the Development or to undertake works in association with the implementation of planning permission, within SAM buffer area.”~~

To:

“3. The **Transferor** will have a right of access onto the Property for the purposes of implementing the Development or to undertake works in association with the implementation of planning permission, within SAM buffer area.”

**Amended wording:** For clarification and certainty, it is recommended that the wording of the recommendation section is altered as follows:

**Existing wording for part b) of the recommendation:**

~~That the Executive Director for Environment and Place, the Director of Planning and Economy or the Service Manager – Development Control BE DELETED to AGREE A MODIFICATION OF THE PLANNING OBLIGATION dated 30<sup>th</sup> September 2022 pursuant to outline planning permission reference 20/00337/OUTM.~~

**Proposed amended wording for part b) of the recommendation:**

That the Executive Director for Environment and Place, the Director of Planning and Economy or the Service Manager – Development Control BE DELEGATED to AGREE A MODIFICATION OF THE PLANNING OBLIGATION dated 30<sup>th</sup> September 2022 pursuant to outline planning permission reference 20/00337/OUTM. The relevant officer will have delegated powers to agree further modifications to the wording, provided that they do not comprise a material departure from the principles outlined within the report.

**Agenda Item 8  
24/00011/FUL**

**Pages 81-132  
444-456 Southchurch Road (Kursaal Ward)**

**Section 4**

**Representations**

Two additional letters of representation have been received. The objecting comments repeat the objections already raised and summarised in the officer's report.

**Agenda Item 9  
24/00136/FUL**

**Pages 133-190  
Melrose House, 95-99 Alexandra Road (Milton Ward)**

**Section 4**

**Representations**

One additional letter of representation has been received raising the following issues:

- Loss of care home should not be allowed. The trend for care homes to be converted to serviced accommodation should be discouraged as this will lead to more applications of this nature. This is driven by profit only.

10 additional names have been added to the petition.

Correction

Page 187 Relationship with Neighbours diagram

The yellow area identified as 'Nursey Open Play' area is the garden to 29 Clifftown Parade. The nursery has a covered external play area only.

**Agenda Item 11**

**Pages 213-224**

**24/00061/FULH**

**38 Tudor Road, Eastwood (Eastwood Park Ward)**

## **Section 4**

### **Representations**

The neighbour consultation period has now expired (it expired on 26th March 2024). No further letters of representation have been received.

### **Plans**

Copies of plan no's: 851-01 Rev B; 851-02 Rev B; 851-04 Rev B; and 851-05 Rev B are appended in Appendix A.

## **Agenda Item 12 24/00185/NTPOR**

### **Pages 225-232**

#### **Footpath Adjacent to 7 Tylers Avenue on Chichester Road (Milton)**

Since publication of the report for this item, highway and tree-related technical matters have come to light. Staff therefore seek deferral of this item so that those technical matters may be reviewed, following which a report addressing those matters will be brought to this Committee so that Members can make a fully informed decision.

## **Section 4**

### **Representations**

Since the publication of the agenda, a further representation has been received from the applicant who requested the Tree Preservation Order, including a paper and an online petition with 31,238 signatories. The points raised in the representation and the petitions are summarised as follows:

- Objection to the Council's Arboricultural Officer's TEMPO assessment which is based on errors.
- An Independent TEMPO assessment has been carried out [on 29 March 2024 by Mr P. Smith (Cert. Arb MCIHort TechArborA) – see Appendix B] which concludes that the tree definitely merits a TPO.
- Public support for the Council to approve the TPO application is reflected in both a paper petition and an online petition.
- The tree is some 125-150 years old and in good condition with a life span of 200-300 years and a historical significance to the green heritage of the city.
- The tree is not 'dangerous' and is not a 'nuisance'.
- The Chichester Road Safety Assessment [carried out by Allen Transport Consultancy (December 2022) – see Appendix C] recommends potential mitigation measures including entering into negotiations with the nearby landowners to allow for space for pedestrians.
- A motion to modify the junction of Chichester Road and Tylers Avenue is set to be reviewed at a forthcoming Cabinet meeting in June.

# Appendix A – Plans for 24/00061/FULH – 38 Tudor Road, Eastwood



**MARC BLOXHAM DESIGN**  
ARCHITECTURAL SERVICES

Drawing no.851-01 | Revision B

Date: 15th Jan 2024 | Sheet 1 of 5

Scale 1:100 & 1:50 @A1

Construct First Floor Rear & First Floor Additional Storey Extension at:  
38 Tudor Road  
Leigh on Sea  
SS9 5AX

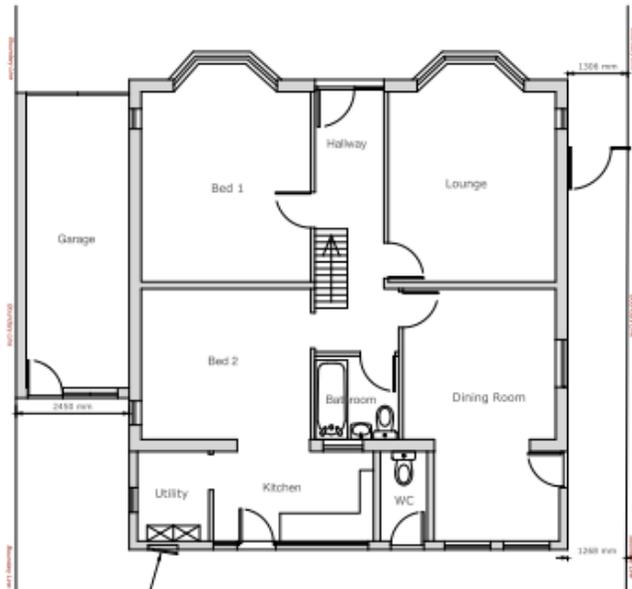
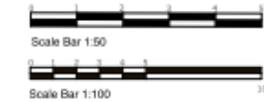
**Please Note:**

These are planning drawings and not to be used for setting out or construction. Please work off relevant Building reg plans.

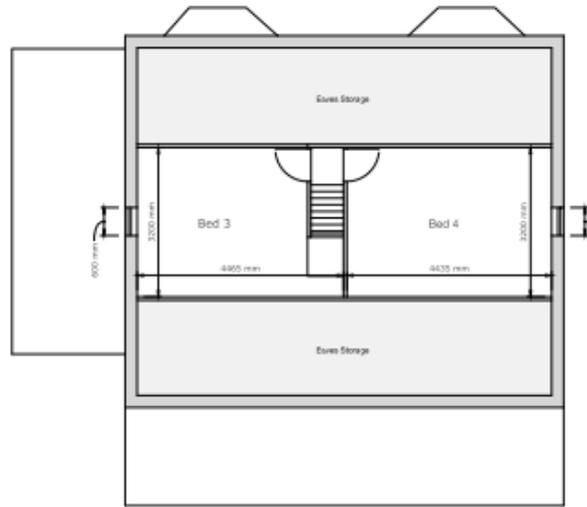
The Contractor is to check and verify and site and building dimensions, levels, sewer inverts and connections prior to the commencement of works.

All dimensions and/or load-bearing walls to be checked and agreed on site by contractor prior to commencement of works and ordering of materials. Any discrepancies to be reported to Bloxham Design prior to commencement of works. Bloxham Design will accept no responsibility for works commenced on site prior to planning approval (if relevant) and building control approval. If applicable, clients / contractor to liaise with neighbours and to abide with party wall act etc.

All plans are copyright and are not to be used without consent from Bloxham Design.



**EXISTING GROUND FLOOR PLAN**  
SCALE 1:50 @ A1



**EXISTING FIRST FLOOR PLAN**  
SCALE 1:50 @ A1



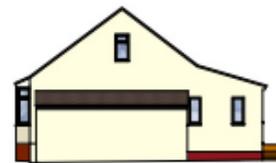
**EXISTING 3D VIEW**  
SCALE N/A



**EXISTING FRONT ELEVATION**  
SCALE 1:100 @ A1



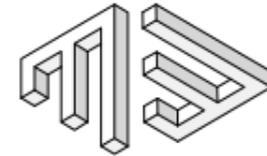
**EXISTING SIDE L ELEVATION**  
SCALE 1:100 @ A1



**EXISTING SIDE R ELEVATION**  
SCALE 1:100 @ A1



**EXISTING REAR ELEVATION**  
SCALE 1:100 @ A1



MARC BLOXHAM DESIGN

ARCHITECTURAL SERVICES

Drawing no. B51-02 | Revision B

Date: 15th Jan 2024 | Sheet 2 of 5

Scale 1:100 & 1:50 @ A1

Construct First Floor Rear & First Floor Additional Storey Extension at:  
38 Tudor Road  
Leigh on Sea  
SS9 5AX

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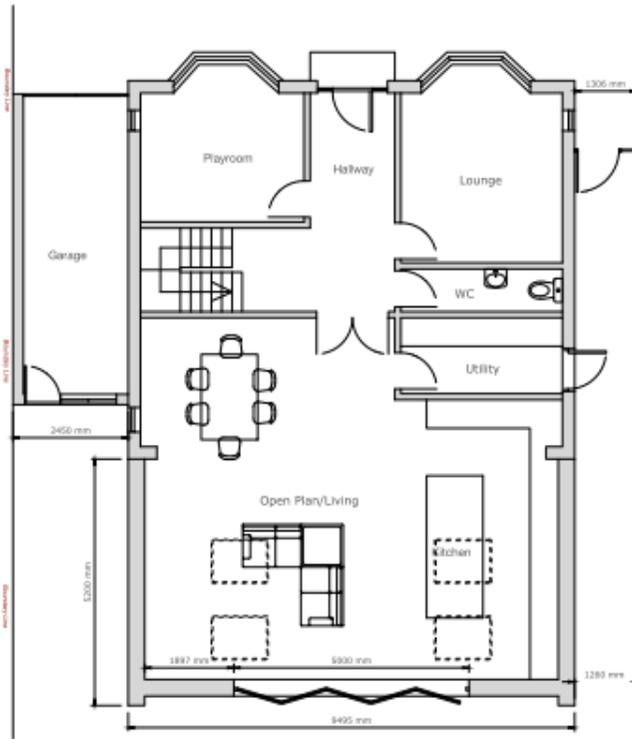
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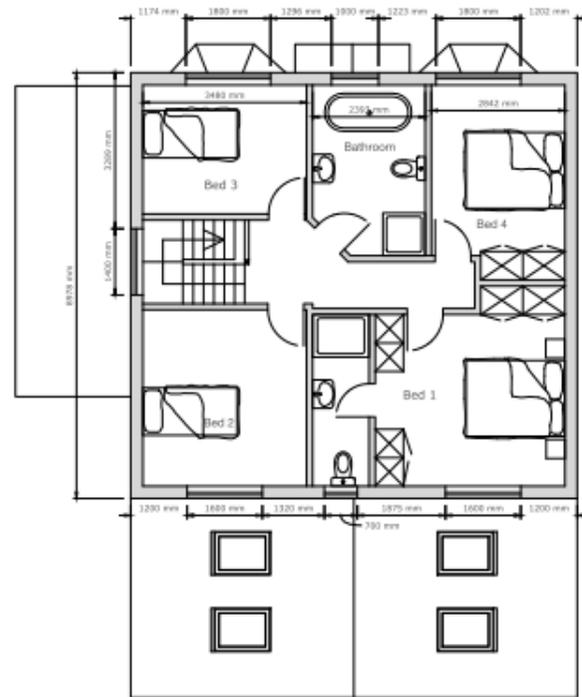
Scale Bar 1:50



Scale Bar 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100 @ A1



PROPOSED FIRST FLOOR PLAN  
SCALE 1:50 @ A1



PROPOSED FRONT ELEVATION  
SCALE 1:100 @ A1



PROPOSED SIDE L ELEVATION  
SCALE 1:100 @ A1



PROPOSED SIDE R ELEVATION  
SCALE 1:100 @ A1

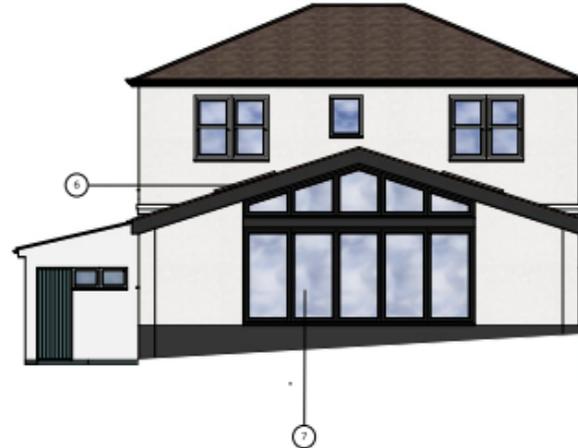


PROPOSED REAR ELEVATION  
SCALE 1:100 @ A1



**PROPOSED FINISHES**

Scale 1:50 @ A1



**Legend**

- ① Roof Tiles To Match Existing
- ② Off White Render To Match Existing
- ③ Roof Over Existing Bay Windows
- ④ White UPVC Sliding Sash Windows
- ⑤ Oak Porch With Pitched Roof
- ⑥ 4no. Velux Roof Windows
- ⑦ 5m Wide Black Aluminium Bifold Doors



**MARC BLOXHAM DESIGN**  
ARCHITECTURAL SERVICES

Drawing no. B51-04 | Revision B  
Date: 15th Jan 2024 | Sheet 4 of 5  
Scale 1:100 & 1:50 @A1

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SS9 5AX

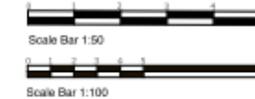
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**PROPOSED FRONT ELEVATION**

SCALE 1:100 @ A1



**PROPOSED SIDE L ELEVATION**

SCALE 1:100 @ A1



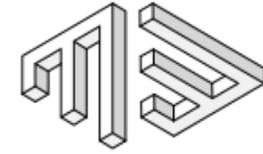
**PROPOSED SIDE R ELEVATION**

SCALE 1:100 @ A1



**PROPOSED REAR ELEVATION**

SCALE 1:100 @ A1



**MARC BLOXHAM DESIGN**  
ARCHITECTURAL SERVICES

Drawing no. B51-05 | Revision B

Date: 09 March 2024 | Sheet 5 of 5

Scale 1:100 @A1

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SS9 5AX

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**EXISTING STREET SCENE**

Scale 1:100 @ A1



**PROPOSED STREET SCENE**

Scale 1:100 @ A1



**3D PERSPECTIVE STREET SCENE 1**

Scale N/A

**3D PERSPECTIVE STREET SCENE 2**

Scale N/A