

# Southend-on-Sea Borough Council

Enterprise, Tourism & the Environment



TOWN AND COUNTRY PLANNING ACT (as amended)  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)  
ORDER 1995 (AS AMENDED)

Dated:- 30<sup>th</sup> April 2010  
Application no:- 09/01960/FULM

To:  
Robert Matthews  
Vantage Planning Ltd  
The Oaks,  
21 Brookfields,  
Stebbing,  
Great Dunmow,  
Essex, CM6 3SA

Proposal:

**EXTEND RUNWAY, DIVERT EASTWOODBURY LANE WITH NEW CYCLEWAY AND FOOTPATH, RE-POSITION PLAY AREA AND RE-PROVIDE RECREATION SPACE AND ASSOCIATED PARKING TO SOUTH EAST, ALTER ACCESS, PARKING AREA AND BOUNDARY TO ST LAURENCE AND ALL SAINTS CHURCH AND VARIOUS ANCILLARY WORKS IN CONNECTION WITH RUNWAY EXTENSION, INCLUDING THE DEMOLITION OF 6 DWELLINGS**

Location:

**LAND AND BUILDINGS BETWEEN SOUTH WEST CORNER OF SOUTHEND AIRPORT AND EASTWOODBURY LANE EASTWOOD SOUTHEND-ON-SEA ESSEX**

Applicant: London Southend Airport Company Limited

Southend-on-Sea Borough Council, as the Local Planning Authority, having considered the application described above and specified in the application received on 12th October 2009, has reached the following decision:

**Grant Conditional Permission** as detailed in Drawing(s):

B1199200-PA-0001 (2); B1199200-PA-0002 (2); B1199200-PA-0004 (2); B1199200-PA-0005 (1); B1199200-PA-0006 (3); B1199200-PA-0007 (1); B1199200-PA-0008 (3)

and subject to the following conditions:-

- 01 The development hereby permitted shall be begun not later than 3 years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 02 No development approved by this permission (including demolition) shall be commenced until a Construction Environmental Management Plan has been submitted to and approved by the local planning authority. The Plan shall include the following details:

- (a) Lorry routing and traffic management (including control of delivery of materials)
- (b) Control of noise
- (c) Control of dust
- (d) Site waste management
- (e) Working hours
- (f) Details of the local sourcing of materials
- (g) Measures to prevent pollution of ground and surface water
- (h) Measures to protect areas of vegetation and wildlife within the vicinity of the development during construction works
- (i) Compliance with legal consents relating to nature conservation specifically protected species
- (j) Details of how the Construction Environmental Management Plan will be monitored on site
- (k) A programme for the carrying out of surveys for the presence of bats within the 6 dwellings to be demolished, with appropriate recommendations for any mitigation.

Development shall thereafter be carried out in accordance with the details approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise the environmental impact and disturbance to existing residents, vegetation and wildlife during construction of the development in accordance with PPS1, 9, 10, 23 and PPG24; East of England Plan policies SS1, ENV1, ENV3, ENV7 and WM6; DPD1 (Core Strategy) policies KP2 and CP4; and policies U2 and T8 of the Southend on Sea Borough Local Plan.

- 03 No development approved by this permission shall be commenced until Southend Borough Council (as local planning authority and highway authority) has approved in writing a full scheme specification and programme of works, and all relevant highways approvals, consents and agreements are in place, in relation to the following highways works:
- a) the permanent diversion of Eastwoodbury Lane;
  - b) the temporary diversion (during construction works) and subsequent reinstatement of public footpath 121 (through St. Laurence Park from North Crescent to Eastwoodbury Lane); and
  - c) details of the toucan crossing at the position of the existing footpath's intersection by the proposed road.

The development shall thereafter be undertaken in accordance with the approved details unless otherwise agreed in writing by the local planning authority. No part of the runway extension approved by this permission shall be commenced until the highways works approved under this condition have been completed to the satisfaction of Southend Borough Council.

Reason: In the interests of highways management and safety in accordance with East of England Plan policy SS1; DPD1 (Core Strategy) policy KP2 and CP3; and policy T8 of the Southend on Sea Borough Local Plan.

- 04 No part of the runway extension approved by this permission shall be commenced until an automatic (surface) vehicle traffic counter shall be provided at the developer's expense, in a position to be agreed in writing by the local planning authority. The counter shall permanently be retained in situ unless otherwise agreed in writing by the local planning authority.

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Reason: To monitor traffic flows within the vicinity of the airport in the interests of highways management and safety in accordance with East of England Plan policy SS1; DPD1 (Core Strategy) policy KP2 and CP3; and policy T8 of the Southend on Sea Borough Local Plan.

- 05 No development approved by this permission shall be commenced until details of the following have been submitted to and approved in writing by the local planning authority: - finished levels of the runway extension and associated runway end safety area including any associated aerodrome ground and airfield lighting, fencing and other aerodrome instruments and for the re-grading of that part of the airfield. The development shall thereafter be undertaken in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity in accordance with DPD1 (Core Strategy) policy KP2 and CP4; and policy C11 and U2 of the Southend on Sea Borough Local Plan; and SPD1 (Design and Townscape Guide) 2009.

- 06 No part of the works within the grounds of St Laurence and All Saints Church approved by this permission shall be commenced until details of the layout, landscaping, and boundary treatment of the following have been submitted to and approved in writing by the local planning authority: -  
a) the reconfigured car park and landscaping to the frontage of St Laurence and All Saints Church to Aviation Way  
b) reconfigured gated and controlled set down area to the south of the church, off the existing Eastwoodbury Lane.

The development shall thereafter be undertaken in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity and general environmental quality in accordance with PPS1; East of England Plan policy SS1; DPD1 (Core Strategy) policy KP2, CP3, CP4 and CP6; policy C14 of the Southend on Sea Borough Local Plan; and SPD1 (Design and Townscape Guide) 2009.

- 07 No part of the works within the grounds of St Laurence and All Saints Church approved by this permission shall be commenced until a method statement for the dismantling of that part of the church wall that is to be removed and thereafter reinstated along the western boundary of the St Laurence and All Saints church yard (including the making of a photographic record to be deposited in the local historical record) has been submitted to and approved in writing by the local planning authority. The works shall thereafter be undertaken in accordance with the approved method statement unless otherwise agreed in writing by the local planning authority.

Reason: To protect the special architectural and historic interest of this listed building in accordance with East of England Plan policy ENV6; DPD1 (Core Strategy) policy KP2 and CP4; policy C2 of the Southend on Sea Borough Local Plan; and SPD1 (Design and Townscape Guide) 2009.

- 08 No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping. This shall include details of all the existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development; details of the number, size and location of the trees and shrubs to be planted together with a planting specification, details of the management of the site, e.g. the un-compacting of

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the site prior to planting, the staking of trees and removal of the stakes once the trees are established; and details of the treatment of all hard and soft surfaces (including any earthworks to be carried out).

Reason: In the interests of amenity and general environmental quality in accordance with PPS1; East of England Plan policy SS1; DPD1 (Core Strategy) policy KP2, CP4 and CP7; policy C14 of the Southend on Sea Borough Local Plan; and SPD1 (Design and Townscape Guide) 2009.

- 09 If any trees or shrubs that are planted in respect of any landscaping of any part of the proposed development die, are removed, become seriously damaged or diseased within 5 years of their planting they must be replaced on a like for like basis within the next planting season unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity and general environmental quality in accordance with PPS1; East of England Plan policy SS1; DPD1 (Core Strategy) policy KP2, CP4 and CP7; policy C14 of the Southend on Sea Borough Local Plan; and SPD1 (Design and Townscape Guide) 2009.

- 10 No part of the development approved by this permission shall be commenced until details have been submitted to and approved by the local planning authority of plans for surface water drainage and for surface water control measures and systems including a programme for implementation for that part of the proposed development. The development shall thereafter be undertaken in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the runway extension is adequately drained in the interests of sustainability and general environmental quality in accordance with PPS1 and PPS25; East of England Plan policy WAT4; DPD1 (Core Strategy) policy KP2; and SPD1 (Design and Townscape Guide) 2009.

- 11 No development approved by this permission shall be commenced until:
- a) a site investigation has been undertaken to determine the nature and extent of any contamination on the site, and
  - b) the results of the investigation, together with an assessment by a suitably qualified or otherwise competent person, and details of a scheme to contain, treat or remove any contamination, as appropriate, have been submitted to and approved by the Local Planning Authority. No part of the runway extension or new highway associated with the diversion of Eastwoodbury Lane shall be opened for its intended use until:
  - c) any approved remediation scheme shall be fully implemented; and
  - d) a Certificate shall be provided to the local planning authority by a suitably qualified or otherwise competent person stating that remediation has been completed and the site is suitable for the permitted end use. Thereafter, no works shall take place within the site such as to prejudice the effectiveness of any approved scheme of remediation.

Reason: To ensure that any contamination under the site is identified and treated so that it does not harm anyone who uses the site in the future in accordance with PPS1 and PPS23; East of England Plan policy ENV7 and WAT4; DPD1 (Core Strategy) policy KP2; and SPD1 (Design and Townscape Guide) 2009.

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- 12 Prior to commencement of development an archaeological scheme of investigation providing for the strip, map and sample of the site shall be submitted to and approved by the local planning authority. Archaeological investigations shall thereafter be undertaken in accordance with the approved investigation scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that there is opportunity to record any archaeological items of interest and finds in accordance with PPG16; East of England Plan policy ENV6; DPD1 (Core Strategy) policy KP2; policy C1 of the Southend on Sea Borough Local Plan; and SPD1 (Design and Townscape Guide) 2009.

- 13 The developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, to allow the observation of the strip, map and sample and the recording of any items of interest and finds.

Reason: To ensure that there is opportunity to record any archaeological items of interest and finds in accordance with PPG16; East of England Plan policy ENV6; DPD1 (Core Strategy) policy KP2; policy C1 of the Southend on Sea Borough Local Plan; and SPD1 (Design and Townscape Guide) 2009.

- 14 No development approved by this permission shall be commenced until a report detailing measures for road noise mitigation has been submitted to and approved in writing by the local planning authority. No part of the runway extension hereby permitted shall be open for its intended use unless these measures have been carried out in accordance with the details approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise the environmental impact and disturbance to nearby residents, in accordance with PPG24; East of England Plan policies SS1 and ENV7; DPD1 (Core Strategy) policy CP4; and policies U2 and T8 of the Southend on Sea Borough Local Plan.

- 15 No part of the runway extension approved by this permission shall be commenced until an assessment of aircraft odour impacts has been submitted to and approved in writing by the Local Planning Authority. Any mitigation measures identified shall be implemented prior to the first use of the extended runway unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise the environmental impact on nearby residents, in accordance with PPS23; East of England Plan policies SS1 and ENV7; DPD1 (Core Strategy) policy CP4; and policies U2 and T8 of the Southend on Sea Borough Local Plan.

#### REASON FOR APPROVAL:

01. This permission has been granted having regard to Policies SS1 (Achieving Sustainable Development), E1 (Job Growth), E6 (Tourism) E7 (The Region's Airports), T12 (Access to Airports), ETG4 (Southend Key Centre for Development and Change), ETG5 (Employment Generating Development), ENV1 (Green Infrastructure), ENV3 (Bio-diversity and Earth Heritage), ENV7 (Quality in the Built Environment), WAT4 (Flood Risk Management) and ETG1 (Strategy for Sub-region) of the East of England Plan 2008; policies KP1 (Spatial Strategy), KP2 (Development Principles), KP3 (Implementation and Resources) CP1 (Employment Generating Development), CP3 (Transport and Accessibility) CP4 (The Environment and Urban Renaissance), CP5 (Minerals and Soils Resources), CP6 (Community Infrastructure) and CP7 (Sport,

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Recreation & Green Space) of the Adopted Southend on Sea Core Strategy; and to Policies C2 (Historic Buildings), C11 (New Buildings, Extensions and Alterations), C14 (Trees and Landscaping) C15 (Retention of Open Spaces), H3 (Retention of Small Family Houses), E1 (Employment Promotion), E5 (Non-Residential uses located close to Housing), R1 (Outdoor Sports Facilities), R5 (Parks and Gardens), U2 (Pollution Control), T8 (Traffic Management and Highway Safety), T14 (Public Transport) and T17 (Southend Airport) of the Southend-on-Sea Borough Local Plan and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

#### PLEASE NOTE

- 01 In relation to Condition 2 you are advised that the outline Site Waste Management Plan that was submitted as part of the outline Sustainability Appraisal (October 2009) should be incorporated into the Construction Environmental Management Plan required by this condition, as this outline document deals predominantly with the environmental impacts during the construction phase of the development. The management of waste during the operational phase of the development should be addressed within the Environmental Management Plan required under the terms of the associated Section 106 agreement.
- 02 In relation to Condition 3 you are advised that the details submitted should include details of the levels, alignment, layout, configuration, finishes, lighting, fencing, bunding and landscaping of the proposed realigned Eastwoodbury Lane together with details of the proposed junctions with Nestuda Way and Eastwoodbury Lane, the associated cycleway and footpath, and the replacement parking. For the avoidance of doubt this condition does not require the stopping up order in respect of the permanent diversion of Eastwoodbury Lane. Please contact Martin Warren (Highways Engineer 01702 534328) in respect of the necessary highways approvals.
- 03 This permission is governed by a legal agreement between the applicant, Southend Borough Council, Rochford District Council and Essex County Council under Section 106 of the Town and Country Planning Act 1990. The agreement relates to:
- Annual Report
  - Notice
  - Local Employment Opportunities
  - Quiet Operations Policy
  - Air Quality Monitoring
  - Instrument Landing System
  - Wake Vortex Scheme
  - Replacement of land and facilities
  - Replacement habitat and open space contributions
  - Carbon and Environmental Management Plan
  - Sustainable Procurement Plan
  - Airport Surface Access Strategy (ASAS)
  - Railway Station
  - Section 106 Monitoring Contribution



Andrew Meddle  
Head of Planning and Transport

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