



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk www.leighonseatowncouncil.gov.uk



Chairman: Cllr Richard Herbert
Vice Chairman: Cllr Carole Mulroney
Town Clerk: Paul Beckerson

1st October 2015

You are hereby summoned to an **EXTRAORDINARY** meeting of the Leigh-on-Sea Town Council, which will take place on **Tuesday 6th October 2015** in Leigh Community Centre, 71-73 Elm Road, Leigh-on-Sea commencing at **7.15pm** when it is hoped to transact the following business.

Tea and Coffee will be available from 7.00pm

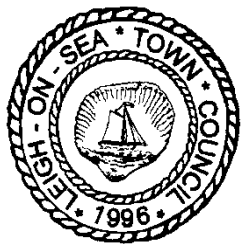
AGENDA

1. CHAIRMAN'S OPENING REMARKS
2. APOLOGIES FOR ABSENCE
3. DECLARATION OF MEMBERS' INTERESTS
4. APPROVAL OF THE MINUTES OF THE MEETING OF 22nd SEPTEMBER 2015
5. APPOINTMENT OF CONTRACTOR FOR STRAND WHARF

Council is **RECOMMENDED** to appoint the lowest tenderer in the sum of £98,999.00 as the contractor for the project. Report 2556/PB – (Appendix 1)

Paul Beckerson
Town Clerk
1st October 2015

Any member who is unable to attend the meeting should send their apologies before the meeting.



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk www.leighonseatowncouncil.gov.uk



Chairman: Cllr Richard Herbert
Vice Chairman: Cllr Carole Mulroney
Town Clerk: Paul Beckerson

Report 2556/PB

STRAND WHARF REPORT – Officer Information Report

Background:

The project started in 1998 with the formation of a Strand Wharf Steering Group with the initial intention of forming a Trust with the goal of keeping the wharf a public open space without any commercial development. In 1999 LTC started the process of negotiating a lease with SBC in order to protect the wharf from unwelcome development as SBC were unwilling to grant a lease to a trust with no financial status.

In 2000 a refurbishment scheme was promoted amounting to £231k. A report went to SBC Cabinet in November 2000 suggesting a 125 year lease be granted with conditions set as to usage and responsibility.

As part of the lease negotiations a Traffic Regulation Order (TRO) was needed to limit vehicular access to the wharf, initial discussions took place in 2007 to this end finally being concluded in 2013 with a TRO prohibiting driving on the wharf except for authorised vehicles, loading and unloading on Strand Wharf.

Negotiations took place between SBC, LTC and Sea King regarding their access rights between 2006 and 2014 when Sea King's Lease was renewed giving them parking rights for two spaces on the Wharf with right of access incorporated into the Strand Wharf Lease.

A draft lease was provided to LTC's Solicitors in 2001 with many derivations since. The current draft lease was produced in 2013 and refers to a Quay Plan which is now effectively the granted planning permission of 2015. The lease is now with both solicitors in the process of completion.

LTC paid to their solicitors a part payment for work undertaken on the lease of £1,302.50 in 2008 which they still hold.

Strand Wharf Fund:

Up until 2012 each year LTC put aside money for the project. In November 2012 this stood at £74,408. Additional funds were added to the fund from the Capital Projects fund to make it up to the present £116,334.98 to cover the projected cost of the project.

Refurbishment Scheme:

In 2013 LTC appointed an architect to develop the scheme; various paving types were suggested with discussion between planners, LTC and the architect. Initial thoughts were for a resin surface; this was then changed to concrete paviours which the planners and SBC as landlords did not favour. A planning application was submitted in September 2014, there then followed lengthy negotiations regarding the details of the scheme.

LTC altered the paving to tumbled limestone setts and conditional Planning Permission was granted on 19th March 2015. (Appendix A) In addition plans will be available at the meeting.

Tender Process:

LTC appointed Baines in August 2014 to be the Quantity Surveyor for the project and to project manage the contract. A Bill of Quantities was produced and published as per financial regulations. The initial tender process resulted in one submission which was above draft budget; the tender process was therefore repeated with four valid tenders. Prior to this meeting an Extraordinary Council Meeting will appoint the successful tenderer as the Contractor for the project.

There is a meeting with the lowest tenderer at 9.30am on 6th October to discuss details regarding the start of the work in January 2016 and any points of clarification needed.

Strand Wharf Expenditure:

The budgeted sum for the project is £116,334.98 with a projected spend of £106,929.95 (Appendix B)

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

Dated:- 19th March 2015

Application no:- 14/01407/BC4

To:
Mr Paul Beckerson
Leigh-on-Sea Town Council
Council Offices
71-73 Elm Road
Leigh-on-Sea
Essex
SS9 1SP

Proposal:

USE WHARF AS PUBLIC OPEN SPACE AND ASSOCIATED LANDSCAPING

Location:

STRAND WHARF HIGH STREET LEIGH-ON-SEA ESSEX

Applicant: Mr Paul Beckerson

Southend-on-Sea Borough Council, as Local Planning Authority, having considered the application described above and specified in the application received on 5th January 2015, has reached the following decision:

GRANT CONDITIONAL PERMISSION under REGULATION 4

subject to the following conditions:-

01 The development hereby permitted shall begin not later than three years from the date of this decision. (C01A)

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990. (R01A)

02 The development hereby permitted shall be carried out in accordance with the following approved plans 13-SW-001 B, 14/11-01-Rev 1, 14/11-02-Rev A, 14/11-03 Rev 2, 14/11-05, 14-11 04, 14/11-06 except where the detail relates to the conditions below.

Reason: To ensure that the development is carried out in accordance with the provisions of the Development Plan. (R01D)

03 The proposed paving materials for the scheme shall be Pendle - New Tumbled Limestone Setts (green) for the main paving area, and Belmont - New Tumbled Limestone Setts (black) for the detail (supplied by Bingley Stone) and cockle shell path for the east side of the terrace as set out on drawings 13-SW-001 B and 14/11-01-Rev 1 unless otherwise agreed in writing with the Local Planning Authority. The paving shall be constructed on the appropriate sub base to enable the occasional use by vehicles/equipment in connection with the loading and unloading of moored boats.

Reason: In the interests of visual amenity and to ensure that the appearance of the development makes a positive contribution to the character and appearance of this part of the Leigh Old Town Conservation Area. This is as set out in DPD1 (Core

Strategy) 2007 policy KP2 and CP4, Borough Local Plan 1994 policy C4 and C11, and SPD1 (Design and Townscape Guide).

- 04 The proposed levels for the new paving shall match the existing levels at the kerb, road and adjacent to the heritage centre and plumbs cottages as shown on drawing 14/11-02 Rev A unless otherwise agreed with the Local Planning Authority. The existing granite kerbs shall be retained and reused.

Reason: In the interests of visual amenity and to ensure that the proposal integrates well with the surrounding streetscape and historic buildings and makes a positive contribution to the character and appearance of this part of the Leigh Old Town Conservation Area. This is as set out in DPD1 (Core Strategy) 2007 policy KP2 and CP4, Borough Local Plan 1994 policy C4 and C11, and SPD1 (Design and Townscape Guide).

- 05 No development shall take place until full details of the proposed drainage solution for the site is submitted and agreed in writing with the Local Planning Authority including falls across the site, type of drainage channel proposed, location of drainage channel and integration with the existing gulleys. The development shall be carried out in accordance with the approved details.

Reason: To ensure surface water is adequately managed in the interests of flood prevention and pollution control, in accordance with DPD1 (Core Strategy) 2007 policy KP2.

- 06 Prior to the commencement of the works details of how the existing flood gate to the west side of the wharf will remain isolated and operational shall be submitted and agreed by the Local Planning Authority.

Reason: To ensure that the floodgate remains operational throughout construction and after completion of the development in the interests of flood prevention and control in accordance with DPD1 (Core Strategy) 2007 policy KP2.

- 07 With the exception of the location of the cycle stands and bollards the proposed street furniture for the site shall be as shown on drawings 13-SW-001 B (in relation to the liner benches only) 14/11-05, 14/11-06, 14-11 04.

Reason: In the interests of visual amenity and to ensure that the appearance of the development makes a positive contribution to the character and appearance of this part of the Leigh Old Town Conservation Area. This is as set out in DPD1 (Core Strategy) 2007 policy KP2 and CP4, Borough Local Plan 1994 policy C4 and C11, and SPD1 (Design and Townscape Guide).

- 08 Notwithstanding the submitted plans, a vehicular access of 4.8m in width shall be retained at the north west corner of the site. This access shall be restricted with 2 retractable bollards which shall be the 'Sunderland' or 'Cheltenham Medium' in black metal supplied by Barricade unless otherwise agreed with the Local Planning Authority. Prior to commencement of development details of the exact location of the bollards shall be submitted and agreed in writing with the Local Planning Authority and the development shall be carried out in accordance with the approved details. The approved bollards shall be installed prior to first use of the wharf.

Reason: To ensure that the wharf can still be used on occasion in connection with the loading and unloading of moored boats in accordance with Borough Local Plan Policy C5.

- 09 Notwithstanding the submitted plans, prior to commencement of development, details of the exact location of the cycle stands shall be submitted and agreed in writing with

the Local Planning Authority. The cycle stands shall be installed in accordance with the approved details prior to first use of the wharf.

Reason: To ensure that the provision of cycle parking is maintained in an accessible and visible location that does not restrict access to the site in accordance with Borough Local Plan Policy T13.

- 10 The proposed bin shall be Wybone LBV/20 in black with gold trim to match others in Leigh Old Town Conservation Area.

Reason: In the interests of visual amenity and to ensure that the appearance of the development makes a positive contribution to the character and appearance of this part of the Leigh Old Town Conservation Area. This is as set out in DPD1 (Core Strategy) 2007 policy KP2 and CP4, Borough Local Plan 1994 policy C4 and C11, and SPD1 (Design and Townscape Guide).

- 11 Within 3 months of commencement of the works details of the proposed Heritage Information Boards shall be submitted and agreed by the Local Planning Authority including materials, detailed design including content and method of fixing to the west elevation of the Heritage Centre. The Heritage information boards shall be installed in accordance with the approved details within 3 months of the completion of the works

Reason: In the interests of visual amenity and to ensure that the appearance of the development makes a positive contribution to the character and appearance of this part of the Leigh Old Town Conservation Area. This is as set out in DPD1 (Core Strategy) 2007 policy KP2 and CP4, Borough Local Plan 1994 policy C4 and C11, and SPD1 (Design and Townscape Guide).

- 12 The proposed lighting scheme shall be carried out in accordance with drawing number 13-SW-001 B unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of visual amenity and to ensure that the appearance of the development makes a positive contribution to the character and appearance of this part of the Leigh Old Town Conservation Area. This is as set out in DPD1 (Core Strategy) 2007 policy KP2 and CP4, Borough Local Plan 1994 policy C4 and C11, and SPD1 (Design and Townscape Guide).

- 13 2 parking spaces for the use of the Sea King (Boat Builders) Ltd only shall be provided in the south east corner of the site in accordance with plan number 13-SW-001 B. These shall not be delineated within the paving unless otherwise agreed with the Local Planning Authority. There shall be no other parking on the site unless it is required for the unloading of moored boats or in connection with a public event that is in progress.

Reason: To ensure that satisfactory off-street car parking and turning provision is provided for the 'Sea King (Boat Builders) Ltd' and in the interests of visual amenity and to ensure that the appearance of the development makes a positive contribution to the character and appearance of this part of the Leigh Old Town Conservation Area. This is as set out in DPD1 (Core Strategy) 2007 policy KP2 and CP4, Borough Local Plan 1994 policy T8, T11, C4 and C11, and SPD1 (Design and Townscape Guide).

- 14 Within 1 month of commencement of the works full details of the proposed planting scheme shall be submitted and approved in writing by the Local Planning Authority. These works shall be carried out as approved within the first planting season following first use of the wharf unless otherwise agreed in writing by the Local Planning Authority. This should include details of plant species, size of plants,

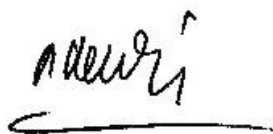
location of plants, timescales for planting and details of the Landscape Management Plan.

Reason: To ensure that the development is satisfactory in terms of its appearance and that it makes a positive contribution to the local environment and biodiversity and the character and appearance of this part of Old Leigh Conservation Area in accordance with DPD1 (Core Strategy) policy KP2 and CP4, Borough Local Plan 1994 policy C11 and C14, and SPD1 (Design and Townscape Guide).

PLEASE NOTE

- 01 As the proposal includes work to the existing footpath surfacing a Highway License will need to be obtained from the Council. Please contact Martin Warren at martinwarren@southend.gov.uk to arrange this prior to the commencement of the works.
- 02 For further details on the operational needs of the flood gate or drainage requirements for the site to address conditions 05 and 06 please contact Richard Atkins on richardatkins@southend.gov.uk
- 03 The applicant should be aware that there is an electrical supply cable under the existing hardstanding which connects the pumping station control between Plumbs Cottages to the pumping station itself located under the adjacent slipway to the west of the site and you will need to contact the relevant utilities prior to any excavations to ensure that your works do not interfere with this cable. It may be that trial holes will need to be dug to determine its exact location and depth.
- 04 It is recommended that a simple timber screen should be installed in front of the Anglian Water Pumping Station Control Point between 2 and 3 Plumbs Cottages so that this plant is not visible from the public space. It is suggested that this takes the form of a vertical shiplap fence painted black.
- 05 The applicant is advised to contact the Council's Waste Management Team to make suitable arrangements for collection of waste from the proposed new litter bin.
- 06 The applicant is advised that the cycle stands shall be 'Sheffield' stands in black metal.
- 07 The applicant is advised that the proposed Heritage Interpretation Boards shall include no advertising or illumination. It should be noted that any advertising proposed on these boards in the future would require additional Advertisement Consent from the Local Planning Authority.
- 08 The applicant is advised that the proposed landscaping scheme should provide year round interest appropriate to a marine environment.

You are advised that the development hereby approved may require approval under Building Regulations. Our Building Control Service can be contacted on 01702 215004 or alternatively visit our website http://www.southend.gov.uk/info/200011/building_control for further information.



Andrew Lewis
Corporate Director for Place

PLANNING DECISION GUIDANCE NOTES

1. Conditional Planning Permission, Approval of Reserved Matters

(a) An applicant aggrieved by the decision of the Borough Council to grant permission, approval of reserved matters or listed building consent, subject to conditions may APPEAL to the Secretary of State for Communities and Local Government in accordance with Section 78(1) of the Town and Country Planning Act 1990 WITHIN SIX MONTHS OF THE DATE OF THIS NOTICE (12 WEEKS FOR HOUSEHOLDER APPEALS). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Council otherwise than subject to the conditions imposed by them having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. He/she does not in practice refuse to entertain appeals solely because the decision of the Council was based on a direction given by him/her.

(b) If permission, approval or listed building consent is granted subject to conditions whether by the Council or by the Secretary of State for Communities and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he or she may serve on the Council a PURCHASE NOTICE or LISTED BUILDING PURCHASE NOTICE requiring the Council to purchase his or her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 or Sections 32 to 37 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

(c) In certain circumstances a claim may be made against the Council for COMPENSATION where permission, approval or listed building consent is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990 and Section 27 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

NB. Where consent is given to demolish all or part of a listed building the applicant's attention is drawn to Section 8 of The Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition may not be undertaken (despite the terms of any consent granted by the Council) until notice of the proposal has been given to the Royal Commission on Historic Monuments, National Monuments Record Office, Kemble Drive, Swindon, Wilts SN2 2GZ and the Commission have subsequently been given reasonable access to the building for at least one month following the grant of consent or have stated that they have completed their record of the building or that they do not wish to record it.

APPEALS MUST BE MADE IN WRITING TO THE SECRETARY OF STATE VIA THE PLANNING INSPECTORATE.

Forms are available from:

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
BRISTOL BS1 6PN
Telephone: 0117 372 8000
www.planning-inspectorate.gov.uk

You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.

Along with the appeal forms, appellants must send to the Secretary of State (and a set to the Council) copies of:

- (i) the application made to the Council
- (ii) all relevant plans, drawings, particulars and documents submitted with the application including any certificate of ownership
- (iii) the notice of decision
- (iv) all other relevant documents and correspondence with the Borough Council.

WARNING

THIS PERMISSION, CONSENT OR CERTIFICATE IS VALID ONLY FOR THE PURPOSE SPECIFIED BEFORE ACTING ON IT YOU ARE ADVISED TO CHECK THAT ANY SEPARATE CONSENT REQUIRED, PARTICULARLY UNDER THE BUILDING REGULATIONS, HAS BEEN OBTAINED IN ADDITION IF ANY PROPERTY INVOLVED IS A LISTED BUILDING OR WITHIN A CONSERVATION AREA THEN SEPARATE LISTED BUILDING CONSENT, OR CONSERVATION AREA CONSENT, AND PLANNING PERMISSION MAY BE NECESSARY.

Strand Wharf Expenditure against Budget 2014-16					Tender Budget 2015	
Expenditure in 2014 before 16/10/14						
Architectural Services	04/09/2014		£ 4,340.00		Tender Price	£ 98,999.00
LPC Stationers - Photocopies of Plans	10/07/2014		£ 13.50			
Land Registry Documents	27/08/2014		£ 16.80		24 No. Stone Logo Slabs	£ 1,100.00
Southend BC - Planning application	08/09/2014		£ 192.50			
					Plus fees @ 4.9%	£ 4,850.95
			£ 4,562.80			
					Total	£ 104,949.95
Strand Wharf Capital Reserve 16/10/14		£ 68,678.00			Plus Topographical Survey	£ 480.00
Capital Projects Fund		£ 47,656.98			Plus Re-Tender Costs	£ 600.00
		£ 116,334.98			Architectural & H&S	£ 900.00
Expenditure				£ 116,334.98		
					Gross Total	£ 106,929.95
Baines - Preparation of B of Q	10/11/2014		£ 958.00	£ 115,376.98		
Baines - Preparation of Costings	10/11/2014		£ 225.00	£ 115,151.98		
Baines - Drawing Revisions	28/11/2014		£ 300.00	£ 114,851.98	Total Fees	£ 5,930.95
Baines - QS Charges	01/06/2015		£ 744.70	£ 114,107.28		
Baines - Contract Admin	01/06/2015		£ 682.11	£ 113,425.17		
Baines - Contract Admin	06/07/2015		£ 227.37	£ 113,197.80	Budgeted Sum	£ 116,334.98
Leigh Times Advert	11/05/2015		£ 32.50	£ 113,165.30		
Architectural Services	31/07/2015		£ 900.00	£ 112,265.30	Tender Sum = Extras	£ 106,929.95
					Difference	£ 9,405.03
					Surveyors Fees Paid	£ 3,137.18