

# E-Newsletter – 1<sup>st</sup> December 2023

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Dear Member

The Government is planning to scrap the need for planning permission for property owners who want to convert a house into two flats.

Chancellor Jeremy Hunt announced the plan in the Autumn Statement as part of a package aimed at slashing red tape and increasing the number of new homes.

The new rule, known as a 'permitted development right,' will apply so long as the external appearance of the building does not change.

The policy is set to be consulted on early in the new year and then implemented later in 2024.

This could have a major impact on the estate with houses being converted into flats and creating areas of high density, which has happened in other parts of Southend.

It is important that we, as residents and neighbours, are prepared to enforce the covenants which are currently applied to our homes. These were put in place to protect our area from this type of overdevelopment.

BERA cannot do this alone, it is up to individuals or a group of homeowners to enforce. We will help our members as much as possible, however, as an organisation we will advise how to engage solicitors in any legal action on an individual basis.

Regards Ron Woodley

Chair

## 1) Information Corner



### **Save the Date!!**

Who: **BERA**

What: **Coffee Morning**

Where: **Thorpe Bay Methodist Church** (corner of The Broadway and Johnstone Road).

When: **Thursday 21<sup>st</sup> December 2023 at 10.00am to midday**

Our next coffee morning is Thursday 21<sup>st</sup> December so please join us for engaging chats and laughter, accompanied by free tea, coffee, homemade cakes and biscuits. We will be bringing stretchy keychains and other devices to keep you safe.

If anyone would like to chat to Ron in between our coffee mornings, please email him at [ronwoodley@hotmail.co.uk](mailto:ronwoodley@hotmail.co.uk) and he will be happy to meet you for a chat and a coffee (coffee is on Ron!).

Bring along a friend and we look forward to welcoming you once again.

### **Christmas Lights along The Broadway**

As you know, each year BERA donate the Christmas lights along The Broadway shopping area and the Christmas tree in the roundabout.

The lights have been switched on and look fantastic. If you have not already, please go along and have a look and enjoy them whilst you are shopping and supporting our local shop owners.

### **c2c to introduce simplified fares and ticketing on Sunday 3 December**

Rail operator c2c is pleased to announce the introduction of a new and simplified fares and ticketing model from Sunday 3 December.

In preparation for the launch of contactless pay as you go across its entire rail network, c2c is introducing a new and simplified fares & ticketing model and revised peak travel times on Sunday 3 December. This will make the planning of trips, paying for travel and accessing services quicker and easier for customers than before.

As announced by the Department for Transport (DfT) earlier in the year, c2c is one of five train operators working with Government during Phase 1 of its initiative to extend the current contactless pay as you go area. The introduction of c2c's new ticketing model will align c2c fares and associated travel conditions with the easy-to-understand Transport for London (TfL) and wider pay as you go networks.

Key changes to fares and ticketing include:

- Fares revised so that all single tickets are priced at half the equivalent return (both in the Peak and Off-Peak).
- Introduction of a new weekday evening peak between 16:00 – 19:00 on services leaving from or going via a London\* station
- Super-Off-Peak tickets withdrawn, with all weekend and bank holiday travel classified Off-Peak

\*Stations that are within Zones 1-6

Following the introduction of fare and ticketing changes on 3 December, customers can continue to access great value weekend and bank holiday travel – offering 40% off the standard Off-Peak Return fare – by buying Online advance tickets direct from c2c three or more days before travel.

Long-term 'Flexi', weekly, monthly and annual season tickets are also not affected by fares or peak time changes.

### **Christmas events in Southend: Carols and Festive Favourites!**

Southend-on-Sea City Council is thrilled to announce an exciting line-up of musical events set to enchant residents and visitors alike this December, delivering the perfect harmony of joyous melodies and festive cheer.

With a diverse array of musical performances scheduled throughout the month, there is something to captivate audiences of all ages and tastes. Embrace the spirit of the season with a delightful series of events showcasing local talent and traditional holiday favourites.

Upcoming Events:

#### "Songs of the Night" - Wednesday 6 December

Kickstarting the musical celebrations, local musicians Vanessa Cozens and Andrew Palmer will serenade audiences with a captivating lunchtime recital at the Civic Centre's Council Chamber on Victoria Avenue. From 12:15pm to 1pm, indulge in a 45-minute program featuring a blend of mezzo-soprano and piano renditions, spanning from Ivor Novello to Gary Barlow. Admission is free with a retiring collection, promising an enchanting midday musical interlude.

#### "A Christmas Carol" - Friday 15 December

Immerse yourself in the cherished tale of "A Christmas Carol" at Kings Road UR Church, Westcliff-on-Sea. The Southend Boys' and Girls' Choirs, alongside the Essex Yeomanry Band, will weave this traditional narrative with instrumental and choral pieces, including beloved carols, both classic and contemporary. A heart warming and informal free concert starting at 8pm, showcasing the talents of performers aged 6 to 26. Tickets available on the night.

#### Southend Bandstand Concert - Sunday 17 December

Join us at the Southend Bandstand in Priory Park for a delightful performance by The Southend Band. Revel in audience carols and cherished Christmas melodies, accompanied by the possibility of a special visit from Father Christmas. This

enchanted one-hour concert from 2pm to 3pm promises seasonal cheer for the whole family.

Here are some other festive activities Southend Museums has to offer throughout December:-

- Mrs Claus is...Santa Paws at Prittlewell Priory on Saturday 2 & Sunday 3 December from 10am – 3pm. Timed slots are available with an entry fee of £5 per dog that includes cuddles with Mrs Claus, a treat bag and a festive dog treat.
- Southchurch Hall Christmas Tour on Saturday 2 & Sunday 23 December at 12pm. Learn about the origins of Christmas traditions in the beautiful setting of a medieval moated manor house. Tickets from £3.50.
- Father Christmas at Prittlewell Priory on Saturday 9 and Sunday 10 December. Timed slots are available with an entry fee of £15. Meet Father Christmas and receive a small gift and sweet treat. Storytelling, craft activities and festive trail are also available to enjoy on the day.
- Christmas Lantern Tour at Prittlewell Priory on Thursday 28 December from 4pm. Tickets from £3.50. Refreshments of mince pies and mulled punch included.
- Little Red at The Beecroft Art Gallery. This pantomime is showing on Friday 29 December at 7pm and on Saturday 30 December at 11.30am (this performance is baby friendly). Tickets £15.

For a full schedule of events, visit Southend Museums

## **C2C Consultation - Your views sought on future station enhancements by no later than 31 December 2023**

As part of the Government's Station Improvement and Customer & Communities Investment Fund (CCIF) - a scheme designed to improve the customer experience at stations across the rail network - we will shortly be inviting our customers to submit ideas and proposals for future station initiatives and enhancements.

We also want to hear your thoughts on how we can improve our stations, waiting rooms, concourses and platforms, with the goal of making them more enjoyable and pleasant places to be.

Please submit your views at [c2c-online.co.uk/about-c2c/community](https://c2c-online.co.uk/about-c2c/community) by no later than 31 December 2023. The most viable suggestions and ideas, which will bring the greatest benefits to our customers and communities, will be submitted for review by the Department for Transport (DfT) and, if approved, will be implemented over a two-year period from April 2024.

If you have any questions, please email the c2c team: [community@c2crail.net](mailto:community@c2crail.net)

## **2) National Corner**

### **Rwanda policy**

Rishi Sunak risks ripping up the Northern Ireland peace process if he blocks human rights laws so the UK can deport asylum seekers to Rwanda, senior Conservatives have said.

### **Permitted development rights**

In his Autumn Statement, the Chancellor revealed plans to introduce a permitted development right that allows the conversion of a house into two flats without permission, as long as the exterior is not affected. The LGA have previously said that “permitted development rights are an ad hoc, disconnected approach to development that undermines councils and their communities’ strategic long-term decisions and place-making ambitions.”

### **Tobacco firm calls for tougher rules on vapes**

The tobacco company BAT has called for “more stringent” regulations on vaping, including a licensing regime similar to alcohol and cigarettes. The LGA has previously called for single-use vapes to be banned, as they cause a litter problem and a fire risk in bin lorries, and appeal too strongly to children.

### **Extreme weather pushes up price of food by £600**

British households’ food bills have risen than £600 over the past two years due to extreme weather and higher energy prices, research has suggested.

### **Pothole breakdowns hit record levels**

Drivers are being urged to avoid puddles after a record number of breakdowns caused by potholes. The AA said it received 52,541 callouts in October for vehicles damaged by road defects – the most for any October on record.

### **Call for tougher rules on vapes**

The tobacco company BAT is calling for more stringent rules on vaping, including a licensing scheme similar to that for alcohol and cigarettes, following concerns too many young people are taking it up. The LGA has said single-use vapes caused litter problems and fire hazards, appeal too strongly to children, and wants to see them banned.

### **Bus services cut by more than 80 per cent**

Research has found bus services have been cut by more than 80 per cent in the past 15 years in some parts of England and Wales. The study by the University of Leeds, in conjunction with the charity Friends of the Earth, found outside London, bus services plummeted by more than 60 per cent in 80 local authority areas.

### **Average rent in Great Britain up by more than a quarter since start of Covid**

Analysis by the estate and lettings agent Savills has found average private rents in Great Britain have soared by more than a quarter since the start of the Covid pandemic and will keep rising.

## First human case of new swine flu strain found in UK

Health officials are investigating the first confirmed case of a new swine flu strain detected in the UK. The A(H1N2)v infection was found in a routine flu screening test at a GP surgery in North Yorkshire.

## Headteachers tell of worsening behaviour of pupils – and parents

Headteachers in England have revealed a culture of non-compliance among pupils, as talks were held to prevent further strikes at a school in Kent where staff walked out over student behaviour.

## Ban on leaseholds

The UK Government's proposed ban on the sale of new leasehold houses has not been included in its bill to reform housing rights. Ministers had said this week's new bill would ban the sale of new leasehold houses in England and Wales but the Government says the ban will be added to the bill at a later stage in its passage through Parliament.

## 3) Crime Report 20<sup>th</sup> – 26<sup>th</sup> November 2023

Ward	<b>Southchurch</b>
Crime Reference Number	42/206818/23
Offence Description	Theft if not classified elsewhere
Reported Date and Time	20/11/2023 11:05
Committed Date (From)	01/11/2022
Street partial postcode	<b>NEWINGTON ROAD SS2 4</b>
Offence Details (MO)	SUSPECT UNKNOWN HAS TAKEN BAGS OF COMPOST FROM VICTIMS ALLOTMENT. SUSPECTS HAVE ALSO CAUSED CRIMINAL DAMAGE TO ALLOTMENT OVER A PERIOD OF ABOUT ONE YEAR. DAMAGED - CROPS LEEKS TRAMPLED : DAMAGED - SINGLE GLAZED : DAMAGED - BIRD BATH / BIRD TABLE : STOLEN - OTHER (NOT ORNAMENTS) COMPOST.

Ward	<b>Southchurch</b>
Crime Reference Number	42/208041/23
Offence Description	Theft from a motor vehicle
Reported Date and Time	22/11/2023 12:27
Committed Date (From)	18/11/2023 00:01
Street partial postcode	<b>SHERWOOD WAY SS2 4</b>
Offence Details (MO)	SUSPECT UNKNOWN HAS GAINED ENTRY TO THE VICTIMS TRUCK BY MEANS UNKNOWN. ONCE INSIDE THE SUSPECT HAS TAKEN LIGHTS, DRILLS AND BATTERIES. ATTACKED - ISUZU D-MAX YUKON.

Ward	<b>Southchurch</b>
Crime Reference Number	42/209208/23
Offence Description	Other criminal damage to a vehicle (Under £5,000)
Reported Date and Time	24/11/2023 13:53

Committed Date (From) 24/11/2023 02:00  
Street partial postcode **VALLANCE CLOSE SS2 4**  
Offence Details (MO)  
SUSPECT UNKNOWN HAS SMASHED THE VICTIM WINDOW ON HER BLACK SUZUKI JIMNY 02 BY UNKNOWN MEANS.

Ward **Southchurch**  
Crime Reference Number 42/210087/23  
Offence Description Burglary - Business And Community  
Reported Date and Time 26/11/2023 06:54  
Committed Date (From) 24/11/2023 16:45  
Street partial postcode **WAKERING ROAD SS3 0**  
Offence Details (MO)  
SUSPECTS UNKNOWN HAVE BROKEN INTO THE OFFICE AND STOLEN A VAN BELONGING TO CHELMSFORD CITY COUNCIL. WHITE FORD TRANSIT CUSTOM, INDEX YS72NUM, FROM OUTSIDE.

Ward **Thorpe**  
Crime Reference Number 42/206744/23  
Offence Description Other criminal damage to a vehicle (Under £5,000)  
Reported Date and Time 11/11/2023 00:01  
Committed Date (From) 10/11/2023 21:00  
Street partial postcode **BURGES ROAD SS1 3**  
Offence Details (MO)  
SUSPECT UNKNOWN HAS SCRATCHED BOTH OFF SIDE DOORS OF THE VICTIMS BEIGE CITROEN C3.

Ward **Thorpe**  
Crime Reference Number 42/208313/23  
Offence Description Theft of a motor vehicle  
Reported Date and Time 22/11/2023 19:19  
Committed Date (From) 22/11/2023 16:30  
Street partial postcode **BURGES ROAD SS1 3**  
Offence Details (MO)  
SUSPECTS UNKNOWN HAVE TAKEN THE VICTIMS BLACK RANGE ROVER, INDEX V23RED, BY MEANS UNKNOWN.

Ward **Thorpe**  
Crime Reference Number 42/210136/23  
Offence Description Theft from a motor vehicle  
Reported Date and Time 26/11/2023 11:31  
Committed Date (From) 25/11/2023 23:00  
Street partial postcode **BURGES ROAD SS1 3**  
Offence Details (MO)  
SUSPECT UNKNOWN HAS GAINED ENTRY TO BLUE/GREY TOYOTA COROLLA THROUGH MEANS UNKNOWN.

Ward **West Shoebury**  
Crime Reference Number 42/207892/23  
Offence Description Interference with a motor vehicle

Reported Date and Time 22/11/2023 07:25  
 Committed Date (From) 21/11/2023 21:00  
 Street partial postcode **HERBERT ROAD SS3 9**  
 Offence Details (MO)  
 SUSPECT UNKNOWN BY MEANS UNKNOWN HAS SMASHED THE DRIVERS SIDE WINDOW OF VICTIMS WHITE FORD TRANSIT VAN, THEN ACCESSED THE INSIDE AND CARRIED OUT A MESSY SEARCH TAKING NOTHING.

Ward **West Shoebury**  
 Crime Reference Number 42/208351/23  
 Offence Description Theft from a motor vehicle  
 Reported Date and Time 22/11/2023 21:19  
 Committed Date (From) 21/11/2023 17:00  
 Street partial postcode **SAXON GARDENS SS3 9**  
 Offence Details (MO)  
 SUSPECTS UNKNOWN HAVE BROKEN INTO THE VICTIMS VEHICLE BY MEANS UNKNOWN AND HAVE STOLEN TWO PARCELS FROM INSIDE TO THE VALUE OF APPROX FOUR HUNDRED AND ONE POUNDS.

Ward **West Shoebury**  
 Crime Reference Number 42/209769/23  
 Offence Description Attempted Burglary - Business And Community  
 Reported Date and Time 24/11/2023 14:03  
 Committed Date (From) 24/11/2023 07:30  
 Street partial postcode **WEST ROAD SS3 9**  
 Offence Details (MO)  
 SUSPECTS UNKNOWN HAVE BROKEN THE PADLOCK ON THE BACK GATE OF THE SHOP BY UNKNOWN MEANS AND TRIED THE BACK DOOR OF THE SHOP. NO DAMAGE TO THE SHOP.

Ward **West Shoebury**  
 Crime Reference Number 42/210126/23  
 Offence Description Theft if not classified elsewhere  
 Reported Date and Time 26/11/2023 10:46  
 Committed Date (From) 26/11/2023  
 Street partial postcode **JENA CLOSE SS3 9**  
 Offence Details (MO)  
 SUSPECT UNKNOWN HAS STOLEN FIVE RIMS AND TYRES FROM NEXT TO THE VEHICLE.

## **4) Scam Alerts 24<sup>th</sup> to 30<sup>th</sup> November**

### **This week's scam alerts**

- Thames Water warns of scam letters
- Spoofed Barclays text
- Lloyds Bank impersonated email
- Hollister copycat website



## **Are you donating to a scammer?**

In the last year, 501 charity fraud cases have been reported to Action Fraud, with losses totalling £2.7m. Typically, scammers impersonate well-known charities or claim to be fundraising for a charitable cause by creating fake websites, sending phishing emails or making social media accounts asking for money.

## **Staying safe online: 7 ways to spot a scam website**

Purchase scams were rife in the first half of 2023, with the number of cases soaring by 43% compared with the same period in 2022.

As we enter the peak shopping period of the year, the numbers are likely to rise further. But if you know what to look out for, many scam sites can be avoided.

Before you submit your payment details or personal information to a website, take a look at our seven tips below to avoid a scam website.

1. Pay attention to the green/grey padlock
2. Does the website have any contact methods listed?
3. Check Companies House
4. Read reviews
5. Looks are everything
6. Are you staring at a copycat site?
7. Prices that are too good to be true

### How to pay it safe

Generally speaking, if you're buying something that costs more than £100 but less than £30,000, a credit card is your best bet. That's because many credit card purchases benefit from legally binding protection under Section 75 of the Consumer Credit Act. In a nutshell, Section 75 makes your card provider jointly liable with the retailer for any breach of contract or misrepresentation.

If you pay £1,000 for a laptop that never shows up, and your emails to the seller go unanswered, Section 75 offers you a different way of getting your money back. Paying by credit card can be a good way to cover yourself when buying big-ticket items such as tech, white goods and furniture.

### Chargeback

If you're spending less, or you don't have a credit card, paying by debit card can still protect you. A scheme called chargeback, operated by the card schemes Visa, Mastercard and American Express, works in a similar way to Section 75 if goods or services are damaged, not as described or haven't been delivered.

PayPal also offers its own Buyer Protection scheme which can award refunds in similar circumstances. But all these schemes have time limits, so get your complaint in promptly if there's a problem.

### Bank transfer

If a bank transfer is the only payment method on offer, be extremely cautious. It doesn't necessarily mean the retailer is dishonest - it's common for genuine small

businesses and sole traders to only accept bank transfers. However, this method offers shoppers the least protection of all.

Bank transfers used to attract virtually no protection at all, but thankfully that's no longer the case. Since May 2019, the Authorised Push Payment (APP) scams voluntary code has seen some fraud victims refunded by their bank, providing they upheld certain standards, such as heeding any fraud warnings from their bank. And from October 2024, banks and payment companies will be legally required to reimburse victims of APP scams in many cases - though the details have yet to be worked out.

However, it's still best to avoid paying by bank transfer unless it's the only payment method available, you have done your own checks and you're sure the retailer is trustworthy.

## **5) List of Applications Registered Week Ending 1<sup>st</sup> December 2023**

Application Number: 23/01832/AD **Ward: Southchurch**  
Officer: Abbie Greenwood  
Application for approval of details pursuant to conditions 13 (construction management plan) of planning permission 23/01181/FUL dated 03.08.23  
**771 - 773 Southchurch Road Southend-on-sea Essex**

Application Number: 23/01851/FUL **Ward: Southchurch**  
Officer: James Benn  
Erect single storey rear/side extension  
**347 Hamstel Road Southend-on-sea Essex**

Application Number: 23/01803/FULH **Ward: Thorpe**  
Officer: Jennifer Doherty  
Erect single storey rear/side extension, side extension and porch to side  
**94 St James Avenue Thorpe Bay Essex**

Application Number: 23/01861/FULH **Ward: Thorpe**  
Officer: Hayley Thompson  
Erect part single/part two storey rear extension, single storey side extension and extend existing driveway  
**136 St Augustines Avenue Thorpe Bay Essex**

Application Number: 23/01818/CLP **Ward: West Shoebury**  
Officer: James Benn  
Hipped to gable roof extension and dormer to rear with juliette balcony to form habitable accommodation in the loftspace (certificate of lawful development - proposed)  
**138 Caulfield Road Shoeburyness Essex**

**6) List of Decisions Issued Week Ending 26<sup>th</sup> November 2023**

APPLN. NO: 23/01455/AD

**Ward. Thorpe**

Officer: Gabriella Fairley

APPLICATION FOR APPROVAL OF DETAILS PURSUANT TO CONDITION 05  
(DETAILS OF HARD AND SOFT LANDSCAPING) OF PLANNING PERMISSION  
19/02231/FUL DATED 20.01.2020

**9 THORPE BAY GARDENS THORPE BAY ESSEX**

Decision: Grant Permission

APPLN. NO: 23/01478/FULH

**Ward. West Shoebury**

Officer: Kara Elliott

ERECT SINGLE STOREY REAR/SIDE EXTENSION

**12 ELM ROAD SHOEBURYNESSE ESSEX**

Decision: Grant Conditional Permission

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