



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 Jane Ward
Vice-Chairman: Cllr Valerie Morgan
Town Clerk: Helen Symmons

MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD AT 7.30PM ON TUESDAY 14TH NOVEMBER 2017 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Anita Forde, Donald Fraser, Valerie Morgan and Jane Ward

In Attendance: Helen Symmons (Town Clerk) and Liz Evans (Receptionist) and 7 members of the public

139. APOLOGIES FOR ABSENCE

Cllrs: Patrick Fox and Caroline Parker

140. DECLARATION OF MEMBERS' INTERESTS

There were none

141. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 23rd October 2017 were agreed and signed by the Chairman.

142. LICENSING APPLICATIONS

There were none

PLANNING SECTION 1

APPLICATIONS WHERE MEMBERS OF THE PUBLIC ATTEND AND REQUEST TO BE HEARD.

143. LOS/17/0262 SOS/17/01523/FUL (ST. CLEMENT'S WARD) 99 RECTORY GROVE, LEIGH ON SEA, ESSEX SS9 2HW

Change of use of ground floor shop (Class A1) to café (Class C3), form one self- contained flat at second floor level, erect part single/ part two storey rear extension with Juliette balcony at first floor level, install dormer to rear with roof terrace, layout parking space to rear and alter elevations.

A member of the public spoke on the application following which the application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION.**

One member of the public left the meeting

144. LOS/17/0253 SOS/17/01766/OUT (ELMS WARD) LAND TO REAR OF 87-93 STATION ROAD, LEIGH ON SEA, ESSEX SS9 1ST

Demolish existing garages, erect two storey dwelling-house with detached garage and layout six parking spaces (Outline)

The Town Clerk read out a letter of objection that had been received. Two members of the public spoke on the application following which the application was discussed by the Committee.

The Committee **RESOLVED TO OBJECT** on the following basis:

This is a back development and in our view will create a detrimental impact upon the living conditions and amenity of existing neighbouring residents. It would also conflict with the character and grain of the local area. It is therefore contrary to policy DM3 but also DM1 of the Development Management Document 2015 in its design in that it does not add to the overall quality of the area and respect the character of the site, its local context and surroundings in terms of its architectural approach, height, size, scale, form etc. Furthermore the design does not protect immediate neighbours having regard to daylight and sunlight.

Two members of the public left the meeting

145. LOS/17/0257 SOS/17/01737/FUL (ST. CLEMENT'S WARD)
LAND AT 33 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2DY
Erect two storey dwelling-house with basement level

The Town Clerk read out a letter of objection that had been received. Three members of the public spoke on the application highlighting that the application was now only for one dwelling (where 3 had previously been agreed) and that the intention was to retain as many trees as possible on the site with an appropriate re-planting scheme if the application was approved. A pre-application meeting with the Planning Authority had been undertaken and the application had been submitted with adherence to what was said.

The Committee discussed the application and **RESOLVED NO OBJECTION.**

Four members of the public left the meeting

SECTION 2

APPLICATIONS OF A CONTROVERSIAL NATURE OR WITH IMPLICATIONS FOR LEIGH AS A WHOLE; LARGE SCALE DEVELOPMENTS OR THOSE AFFECTING THE PUBLIC REALM.

There were none.

PLANNING SECTION 3

APPLICATIONS WHERE THE COUNCIL HAS RECEIVED OBJECTIONS FROM THE PUBLIC OR THAT HAVE BEEN "CALLED IN" BY A COUNCILLOR FOR CONSIDERATION.

146. LOS/17/0246 SOS/17/01730/FULH (THAMES WARD)
71 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2NQ
Proposed rear hip to gable loft conversion with four cottage style dormers with gable roofs.
Proposed Cabrio Velux to front elevation

The Town Clerk read out a letter of objection that had been received and the application was discussed by the Committee.

The Committee **RESOLVED TO OBJECT** on the following basis:

The application in our view is contrary to Development Management Document 2015 policies DM1 and DM3 as the development will not add to the overall quality of the area and respect the character of the site, its local context and surroundings in terms of its architectural approach as it is considered an overdevelopment due to the increase in the bulk and scale of the building. It does not contribute positively to the space between buildings and their relationship to the public realm. Furthermore the alterations in our opinion do not make a positive contribution to the character of the original building and the surrounding area as it has not adopted a scale that is respectful and subservient to that of the original building and surrounding area.

147. LOS/17/0248 SOS/17/01746/FULH **(ELMS WARD)**
41 TORQUAY DRIVE, LEIGH ON SEA, ESSEX SS9 1SD
Erect part single/part two storey side extension with dormers to front and rear and conservatory to rear

The application was discussed by the Committee which **RESOLVED TO OBJECT** on the following basis:

The proposed side extension by reason of its position and design would result in a contrived discordant feature which would be unsympathetic and detrimental to the character and appearance of the existing building and the locality more widely. It is contrary to policies DM1 and DM3 of the Development Management Document 2015 and does not protect immediate neighbours with regard to overlooking and does not adopt a scale that is respectful and subservient to that of the original building and surrounding area.

148. LOS/17/0251 SOS/17/01769/FULH **(THAMES WARD)**
7 LEIGH GARDENS, LEIGH ON SEA, ESSEX SS9 2PX
Erect two storey side extension, single storey rear extension and alter elevations (Amended Proposal)

The application was discussed by the Committee which **RESOLVED TO OBJECT** on the following basis:

As only the elevations have been altered the proposed side extension in our view still remains by reason of its position and design a contrived and discordant feature which would be unsympathetic and detrimental to the character and appearance of the existing building and the locality more widely and thus is contrary to a variety of Borough Council policies and guidance.

149. LOS/17/0252 SOS/17/01650/FUL **(ST. CLEMENT'S WARD)**
28 EAST STREET, LEIGH ON SEA, ESSEX SS9 1QF
Layout hardstanding and install vehicle access onto North Street

The application was discussed by the Committee which **RESOLVED NO OBJECTION.**

150. LOS/17/0254 SOS/17/01742/FULH **(LEIGH ROAD WARD)**
99 WOODFIELD PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1LN
Erect first floor extension to convert bungalow into a two storey dwelling-house, erect single storey side extension, install canopy to front and alter elevations

The application was discussed by the Committee which **RESOLVED TO OBJECT** on the following basis:

The bungalow is one of four in the immediate location and the loss would be in contravention of policy DM3 of the Development Management Document 2015 as the development would create an unacceptable juxtaposition within the street scene that would harm the character and appearance of the area.

151. LOS/17/0259 SOS/17/01778/FULH **(ST. JAMES' WARD)**
40 CHELTENHAM DRIVE, LEIGH ON SEA, ESSEX SS9 3EH
Erect single storey side and rear extension with dormer to rear, convert loft into habitable accommodation, install roof-lights and alter elevations (Amended Proposal)

The application was discussed by the Committee which **RESOLVED TO OBJECT** based on the following:

The amendment to the application is only in relation to the style of the dormers to the rear. In our view this remains an overdevelopment and would be detrimental to the street scene. The proposed side extension would be by virtue of its scale and design form an unduly dominant feature and

incongruous relative to the proportions and design of the existing dwelling. This is therefore contrary to various Borough policies and guidance.

152. LOS/17/0266 SOS/17/01807/FUL **(ST. JAMES' WARD)**
1111-1115 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3JL

Change of use of first floor from shop (Class A1) to residential (Class C3) and erect two storey rear extension to form six self-contained flats, layout parking and bin store.

The application was discussed by the Committee which **RESOLVED TO OBJECT** based on the following:

This development is for 6 flats (5 x 1 bed, 1 x 2 bed) but only intends 5 parking spaces. In this respect, it does not meet vehicle parking standards and is therefore contrary to policy DM15 of the Development Management Document with no justification. The development would also be on the existing car park to the ground floor retail unit which evidence shows is in constant use with space for approximately 5 vehicles, crucial in this considerable retail/business area. Double yellow lines are visible down the west side of Cheltenham Drive and a development of this nature will thus add to the parking stress in the adjacent residential area and is an overdevelopment of the site.

153. LOS/17/0268 SOS/17/01648/FUL **(ST. CLEMENT'S WARD)**
BILLET WHARF, HIGH STREET, LEIGH ON SEA, ESSEX SS9 2ER

Erect mooring structure with ramp and metal balustrade

The application was discussed by the Committee and whilst it **RESOLVED NO OBJECTION**, they noted that this is actually a retrospective application and were extremely disappointed that the applicant had assumed the right to undertake development prior to seeking approval in such an important local area covered under Policy DM6 of the Development Management Document 2015. Whilst it is important to maintain a thriving fisheries and working port this does not give any applicant the right to proceed with structures prior to seeking planning consent.

154. LOS/17/0269 SOS/17/01811/FULH **(THAMES WARD)**
1594 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2QR

Erect single storey rear extension, form hipped to gable roof extension with dormer to rear

The application was discussed by the Committee which **RESOLVED TO OBJECT** based on the following:

Due to the location there is an obvious front and rear street scene along these bungalows and this application will set a precedent if approved. In our view it is contrary to policy DM1 of the Development Management Document 2015 as it doesn't positively contribute to the relationship to the public realm as the rear of the properties are very visual in the area. Furthermore it is contrary to policy DM3 of the Development Management Document 2015 as the application does not create an acceptable juxtaposition within the street scene to the rear and would harm the character and appearance of the area. The scale is not respectful and subservient to that of the original building and surrounding area.

155. LOS/17/0270 SOS/17/01823/PA3COU **(HERSCHELL WARD)**
SEGRAVE AND PARTNERS LTD, TURNPIKE HOUSE 1208-1210 LONDON ROAD, LEIGH ON SEA, ESSEX SS9

Change of use of first floor from offices (Class B1) to six self-contained flats (Class C3) (Prior Approval) (Amended Proposal)

The application was discussed by the Committee which **RESOLVED TO OBJECT** on the following basis:

We believe the history of this property was that it was created specifically for office purposes and thus has been an employment area for many years. We can see no demonstration in line with policy DM11 of the Development Management Document 2015 that it will no longer be effective or viable to accommodate the continued use of the site for employment purposes. This is an area where alternative residential developments are/have occurred significantly close to schooling so

furthermore under the same policy, it has not been demonstrated that an alternative use or mix of uses will give greater potential benefits to the community and environment than continued employment use.

156. The Committee has **NO OBJECTIONS** to the following applications

- a) LOS/17/0247 SOS/17/01762/FULH **(THAMES WARD)**
48 TATTERSALL GARDENS, LEIGH ON SEA, ESSEX SS9 2QT
Erect single storey rear extension, install raised decking to rear with 1.8M privacy screening to sides and alter elevations
- b) LOS/17/0249 SOS/17/01834/TCA **(ST. CLEMENT'S WARD)**
20 VICTORIA ROAD, LEIGH ON SEA, ESSEX SS9 1AU
Reduce height by 3-4M and thin crown to one ginkgo biloba tree at front (Works to trees in a Conservation area)
- c) LOS/17/0250 SOS/17/01748/AMDT **(ST. CLEMENT'S WARD)**
LAND AT FORMER BELL HOTEL AND LAND ADJACENT 20 LEIGH HILL, LEIGH ON SEA ESSEX SS9 2DN
Application to vary condition 02 (Approved Plans) and condition 07 (Hard and Soft Landscaping) to vary details of Landscaping and boundary treatment (Minor Material Amendment) of Planning Permissions 13/00396/OUTM dated 25.06.2013, 14/00486/RESM dated 13.06.2014 and 16/00028/AMDT DATED 20.07.2016
- d) LOS/17/0255 SOS/17/01684/FULH **(THAMES WARD)**
41 THAMES DRIVE, LEIGH ON SEA, ESSEX SS9 2XQ
Layout hardstanding and install vehicle access onto Thames Drive
- e) LOS/17/0256 SOS/17/01753/FULH **(HERSCHELL WARD)**
60 BURNHAM ROAD, LEIGH ON SEA, ESSEX SS9 2JS
Demolish existing conservatory and front porch, erect single storey rear extension, porch to front and form pitched roof over existing garage
- f) LOS/17/0261 SOS/17/01758/AMDT **(HERSCHELL WARD)**
104 SALISBURY ROAD, LEIGH ON SEA, ESSEX SS9 2JN
Application to vary condition 02 (Approved Plans) to vary details of elevational treatment (Minor Material Amendment) of Planning Permission 16/01693/FUL allowed on appeal dated 27.07 2017
- g) LOS/17/0263 SOS/17/01874/FULH **(LEIGH ROAD WARD)**
93 WOODFIELD ROAD, LEIGH ON SEA, ESSEX SS9 1ET
Erect single storey rear extension (Amended Proposal)
- h) LOS/17/0264 SOS/17/01835/FULH **(ST. CLEMENT'S WARD)**
19 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX SS9 2DU
Replace existing windows to front and side elevations
- i) LOS/17/0267 SOS/17/01843/FULH **(ELMS WARD)**
59 PALL MALL, LEIGH ON SEA, ESSEX SS9 1RQ
Erect single storey side and rear extensions

157. The Committee **NOTED** the following General Permitted Developments:

- a) LOS/17/0265 SOS/17/01877/GPDE **(HIGHLANDS WARD)**
7 ADALIA CRESCENT, LEIGH ON SEA, ESSEX SS9 3SN
A single storey rear extension extending 5.5M beyond the rear wall of the dwelling, with a maximum height of 2.6M and an eaves height of 2.8M. The extension would be joined to an existing enlargement of the dwelling-house and the total enlargement would extend 5.5M beyond the rear wall of the original dwelling, have a maximum height of 2.8M and an eaves height of 2.6M
- b) LOS/17/0258 SOS/17/01845/GPDE **((LEIGH ROAD)**

17 WOODFIELD PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1LN

Erect single storey rear extension, projecting 4.5M beyond the existing rear wall of the dwelling, 3M high to eaves and with a maximum height of 4M

158. The Committee **NOTED** the following Lawful Development Certificates

- a) SOS/17/01875/CLP **(LEIGH ROAD WARD)**
93 WOODFIELD ROAD, LEIGH ON SEA, ESSEX SS9 1ET
Single storey rear extension (Lawful Development Certificate – Proposed)
- b) SOS/17/01868/CLP **(THAMES WARD)**
7 BERKELEY GARDENS, LEIGH ON SEA, ESSEX SS9 2TD
Outbuilding to rear (Lawful Development Certificate – Proposed)
- c) SOS/17/01812/CLP **(THAMES WARD)**
1594 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2QR
Single storey rear extension, hipped to gable roof extension with dormer to rear (Lawful Development Certificate – Proposed)
- d) SOS/17/01725/CLP **(THAMES WARD)**
89 THAMES DRIVE, LEIGH ON SEA, ESSEX SS9 2XG
Alter front elevation and convert garage into habitable accommodation (Lawful Development Certificate – Proposed)
- e) SOS/17/01739/CLP **(ST. CLEMENT'S WARD)**
28 NORTH STREET, LEIGH ON SEA, ESSEX SS9 1QE
Convert loft into habitable accommodation with dormer to side and rear with roof-lights to front (Lawful Development Certificate)

159. The Committee **NOTED** the Southend Borough Council decision.

The meeting closed at 8.35pm