



Leigh-on-Sea Town Council

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Chairman: Cllr Valerie Morgan

Vice-Chairman: Jill Healey

Town Clerk: Helen Symmons

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 12th February 2019
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Keith Evans, Paul Gilson, Valerie Morgan and Caroline Parker (from minute 194)

In Attendance: Abbie Cotterell (Assistant Proper Officer) and Southend Borough Councillor Bernard Arscott

The meeting opened at 7.30pm

191. APOLOGIES FOR ABSENCE

Cllrs: John Duprey and Patrick Fox

192. DECLARATION OF MEMBERS' INTERESTS

Cllr Valerie Morgan declared a non-pecuniary interest in item 5K (66 High Street) as a relative lives opposite

Cllr Caroline Parker declared a non-pecuniary interest in item 5G (Oakleigh 22 Flemming Avenue) as she lives in the same road.

193. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 29th January 2019 were agreed and signed by the Chairman.

194. LOCAL PLAN AND ISSUES

It is **RECOMMENDED** that a working group meeting be held late February/early March to consider the issues and options consultation with a view to making a recommendation to Council on the 19th March.

Cllr Caroline Parker joined the meeting

PLANNING SECTION 1

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

There were none

SECTION 2

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

195. LOS/19/0025

SOS/18/01820/FULM

(ST CLEMENTS WARD)

CAR WASH 120 BROADWAY, LEIGH ON SEA, ESSEX SS9 1AA

Demolish existing buildings and erect 5 storey building comprising of 17 self-contained flats with balconies and amenity space, 272 sq.m of commercial retail floorspace (Class A1) at ground floor level, layout landscaping, parking and install vehicular access onto Victor Drive (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as this proposal is a complete overdevelopment of the plot and contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents, will harm the character and appearance of the wider area and will lead to a detrimental change of the street's function. It also does not protect the amenity of the site, immediate neighbours and surrounding area, having regard to privacy overlooking, outlook, noise and disturbance and pollution.

In addition it will have a huge impact on the Broadway and the surrounding area. We are aware the application meets the Southend Borough Council parking standards, but we feel that this proposal would cause additional huge amounts of additional parking stress. The deliveries to the ground floor commercial businesses could also cause an issue with blocking the road, as there is no parking available for this.

PLANNING SECTION 3

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

196. LOS/19/0031 SOS/18/02411/FUL **(BONCHURCH WARD)**
OAKLEIGH 22 FLEMMING AVENUE, LEIGH ON SEA, ESSEX SS9 3AW
 Demolish existing building, erect dwelling house

The application was discussed by the Committee and **RESOLVED NO OBJECTION**

197. LOS/19/0032 SOS/18/02412/FUL **(ST JAMES' WARD)**
KEN JOHNSON HOUSE 1091-1097 LONDON ROAD, LEIGH ON SEA, ESSEX
 Change of use of ground floor vacant retail unit (Class A1) to a D2 (Gymnasium) and install air source heat pump and piping to roof and rear elevation

The application was discussed by the Committee and **RESOLVED NO OBJECTION**

198. LOS/19/0034 SOS/19/00032/FULH **(HIGHLANDS WARD)**
18 VARDON DRIVE, LEIGH ON SEA, ESSEX SS9 3SR
 Erect single storey rear extension (Amended Proposal) (Retrospective)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as whilst we had no objection to the first proposal when it was 4m deep, this amended application appears deeper in size than the original. This would have an effect on the neighbouring property, as it would result in an unacceptable loss of light to the main habitable room of the attached property and appear dominant and visually obtrusive to the detriment of the resident amenity of the occupiers.

199. LOS/19/0038 SOS/19/00112/FUL **(ST JAMES' WARD)**
FLAT A 1143 LONDON ROAD, LEIGH ON SEA, ESSEX SS96 3JE
 Erect second floor rear extension with balcony and first floor roof terrace to rear (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the dormer and balcony by reason of their poor design, scale, bulk, height and visibility from the rear visual scene would represent discordant, incongruous and overly dominant features to the detriment of the character and appearance of the host property and the area more widely. The proposal is therefore contrary to policies DM1 and DM3 of the Development Management Document.

200. LOS/19/0045 SOS/19/00082/FULH **(THAMES WARD)**
5 MARINE CLOSE LEIGH ON SEA, ESSEX SS9 2RD
 Erect single storey side and rear extension with roof terrace to rear, erect roof extension with Juliette balcony to rear to form habitable accommodation in roof space and alter front elevation

41 TORQUAY DRIVE, LEIGH ON SEA, ESSEX SS9 1SD

Erect single storey outbuilding to side

- LOS/19/0043 SOS/19/00158/FULH (ST JAMES' WARD)

59 SCARBOROUGH DRIVE, LEIGH ON SEA, ESSEX SS9 3ED

Erect single storey side extension

- LOS/19/0044 SOS/19/00179/FULH (HERSCHELL WARD)

11 THEOBALDS ROAD, LEIGH ON SEA, ESSEX SS9 2NE

Install dormer and roof lights to side elevation

202. The Committee noted all other items on the agenda

The meeting closed at 8.01 pm