



Leigh-on-Sea Town Council

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Chairman: Cllr Carole Mulrone
Town Clerk: Paul Beckerson - Helen Symmons (Acting)

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

Present: Cllrs: Donald Fraser (Vice Chairman), Jill Healey, Richard Herbert and Jane Ward

In Attendance: Cllrs: Carole Mulrone (as a non-participant), Declan Mulrone and Vivien Rosier. Helen Symmons (Acting Town Clerk), 6 members of the public and the developers of 258 Leigh Road.

The meeting opened at 7.30 pm

230. ELECTION OF CHAIRMAN

Following the resignation of Helen Robertson from the Council, Vice Chairman Cllr Fraser opened the meeting and requested nominations for Chairman. Following a proposal (Cllr Ward, seconded Cllr Healey) the Committee **RESOLVED** Cllr Fraser as Chairman.

231. ELECTION OF VICE-CHAIRMAN

The Chairman requested nominations and following a proposal (Cllr Fraser, seconded Cllr Herbert) the Committee **RESOLVED** Cllr Healey as Vice Chairman

232. APOLOGIES FOR ABSENCE

Cllrs: Karen Bowden, Patrick Fox and Caroline Parker

233. DECLARATION OF MEMBERS' INTERESTS

Cllr Fraser declared an Other Pecuniary Interest in SOS/16/01593/FUL (appeal lodged) having a relative owning the adjacent property.

Cllr D Mulrone declared a Non Pecuniary Interest in LOS/17/0022 as his wife is a Southend Borough Councillor on the Development Control Committee.

Cllr C Mulrone declared a Non Pecuniary Interest in LOS/17/0022 as a Southend Borough Councillor on the Development Control Committee although she was in attendance as a non-participating Councillor at the meeting.

234. TO APPROVE MINUTES OF THE MEETING ON 24th JANUARY 2017

The minutes of 24th January 2017 were agreed and signed by the Chairman.

235. LICENSING APPLICATIONS

None

PLANNING SECTION 1

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

236. LOS-17-00022 SOS/16/02045/FULM (LEIGH ROAD WARD)

RILEYS 258 LEIGH ROAD LEIGH ON SEA ESSEX SS9 1BW

Demolish Existing Building and Erect 5 Storey Building Incorporating 22 Self-Contained Flats with Balconies/ Terraces, Layout Parking and Cycle Stores at Basement Level, Refuse Store and Amenity Space

The Chairman invited Cllr Herbert to lead the item and the developers were invited to provide an outline of the development. Cllr Herbert read a letter from the Leigh Road Traders & Community Association, thereafter the public spoke regarding their concerns of the overdevelopment, parking pressure and loss of privacy from the balconies.

Councillors discussed the social housing and CIL arrangement with the developers and highlighted that Rileys was a bowling alley and snooker hall catering for an age group underprovided for in Leigh and not just a sports bar as referred to in the planning statement.

Cllr Rosier left the meeting

It was confirmed with the developers that the marketing report referred to in the application related to the leisure footage there before and not the 720 sq m. that the planning appeal had insisted upon.

1 member of public joined the meeting

It was highlighted that the local Leigh Road Traders felt no research was addressed in the application with regards to the loss of retail frontage which they believe has a marked effect economically on the commercial trade in the area and was an important issue for the local economy.

The developers felt the proposed development would improve the street scene.

With regard to parking stress and traffic flow through Maple Avenue, the developers stated a traffic survey report accompanied the application.

The developers confirmed they would fulfil the planning obligations with regard to social housing and CIL.

The Committee noted that the design is subjective to individuals but asked the developers to consider carefully the overlooking of the balconies.

The Committee were asked to consider a planning condition that when being developed service would be from Maple Avenue.

Following a proposal (Cllr Herbert, seconded Cllr Fraser) the Committee **RESOLVED** to vote on any substantive objections but delegate to the Acting Town Clerk and Cllr Herbert to submit explanations to accompany any objection.

OBJECTIONS RESOLVED AS FOLLOWS:

- a. To the omission of the ground floor D2 leisure use where there is a considerable and growing need for this type of facility in Leigh.
- b. To the omission of ground floor commercial use which has an effect on the local economy and is not in line with SBC policy (KP6).
- c. To the parking stress and extra traffic flow generation on Maple Avenue.
- d. To the balconies at the rear of the development overlooking existing residential properties.

PLANNING CONDITION RESOLVED AS FOLLOWS:

- a. That should the development proceed, it is serviced from Maple Avenue.

Cllrs C Mulroney and D Mulroney left the meeting along with the developers and 6 members of public.

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.

237. LOS-17-0011 SOS/17/00056/FULH (HERSCHELL WARD)
[97 SALISBURY ROAD LEIGH ON SEA ESSEX SS9 2JN](#)
Demolish Existing Bungalow, Erect Two Semi-Detached Dwellings and Install Hardstanding with Vehicular Accesses onto Salisbury Road (Amended Proposal)

Cllr Fraser read a letter from an objector, the original having been sent to SBC.

The Committee **RESOLVED TO OBJECT** on the basis that the amended proposal is an overdevelopment exacerbated by the two planned houses each containing five bedrooms. There will be a loss of on-street parking in a road that already suffers from parking stress. Traffic stress will increase due to excessive vehicles in the road posing greater danger to school children who attend nearby schools. Additionally the Town Council regrets the loss of a bungalow from the Borough's limited supply.

238. LOS-17-0013 SOS/16/02260/FUL (ST CLEMENTS WARD)
[32 BROADWAY LEIGH ON SEA ESSEX SS9 1AJ](#)
Install Five Air Condensing Units

The Committee **RESOLVED TO OBJECT** on the basis that 5 air con units would seem excessive in a retail unit of this size. The surrounding properties are a mix of residential and retail. The air con units would cause a nuisance during the day. The Council would expect any retailer to be trying to reduce their carbon footprint. Additionally the address is in a Conservation area and therefore expect the conservation guidelines be adhered to.

239. LOS-17-00016 SOS/17/00058/TPO (LEIGH ROAD WARD)
[FLAT 1 PORTCHESTER COURT CHALKWELL PARK DRIVE LEIGH ON SEA SS9 1NR](#)
Prune and Lift Crown of Seven Lime Trees to Front (Works to Trees Covered by a Tree Preservation Order)

The Committee **RESOLVED NO OBJECTION** subject to SBC arboriculturist's report.

240. LOS-17-0020 SOS/17/00089/TCA (ST CLEMENTS WARD)
[15 THE TERRACE LEIGH ON SEA ESSEX SS9 2DF](#)
Fell 1 Conifer (T26) Opposite no 1. The Terrace, Crown Raise 3 Common Oak Trees (T27, T28 and T19) on Land North of No's 14 and 15 The Terrace and Fell 1 Laburnum Tree (T29) on Land South of 15 The Terrace (Application for Works to Trees Within a Conservation area).

The Committee **RESOLVED TO OBJECT** on the basis that the trees are adjacent to a public park and the loss of trees to the area. No official view was provided in the application and T29 was not shown on the plan

241. The Committee has **NO OBJECTIONS** to the following applications:

- a) LOS -17- 0010 SOS/17/00053/FULH (Herschell Ward)
87 HERSCHELL ROAD LEIGH ON SEA ESSEX SS9 2PU
Demolish Single Storey Rear Extensions and Erect Single Storey Rear Extension, install Dormers to Front and Rear, Roof-light to Front and Alterations to South Elevation
- b) LOS-17-0012 SOS/17/00056/FULH (Highlands Ward)
80 HIGHLANDS BOULEVARD LEIGH ON SEA ESSEX SS9 3QN
Demolish Existing Rear Conservatory, Erect Single Storey Rear Extension and Alter Elevations
- c) LOS-17- 0014 SOS/17/00066/FULH (Elms Ward)
67 LYMINGTON AVENUE LEIGH ON SEA ESSEX SS9 2AL
Erect Single Storey Rear Extension
- d) LOS-17-0018 SOS/16/01868/FULH (Thames Ward)
115 TATTERSALL GARDENS LEIGH ON SEA ESSEX SS9 2QZ
Erect Decking to Rear (Retrospective)
- e) LLOS-17-0019 SOS/17/00106/FULH (St. James Ward)
62 CRICKETFIELD GROVE LEIGH ON SEA ESSEX SS9 3EL
Erect single Storey Side and Rear Extension
- f) LOS-17-0021 SOS/17/00030/FULH (Thames Ward)
39 BERKELEY GARDENS LEIGH ON SEA ESSEX SS9 2TD
Erect Hip to Gable roof Extension with Dormer to Rear and Single Storey Side and Rear Extensions
- g) LOS-17-0023 SOS/17/00119/FUL (Highlands Ward)
1589 LONDON ROAD LEIGH ON SEA ESSEX SS9 2SG
Demolish Existing Store and Erect Single Storey Rear and Side Extensions
- h) LOS-17- 0017 SOS/17/00067/TCA (St Clements Ward)
29 HADLEIGH ROAD LEIGH ON SEA ESSEX SS9 2DY
Fell One Bay Tree (T4), Two Yew Trees (T5 & T6), One pear Tree (T7) and Fell Leylandii Between Two Sycamore Trees (T27 and T28) Application for Works to Trees Within a Conservation Area
Because of time constraints this application was considered by Southend Borough Council on the 8th February where they RESOLVED to make a TPO in respect of the 2 yew trees.

242. The Committee **NOTED** the following General Permitted Development Applications:

- a) LOS-17-0015 SOS/17/00081/GPDE
67 VARDON DRIVE LEIGH ON SEA ESSEX SS9 3SP
Erect Single Storey Rear Extension, Projecting 5m Beyond the Existing Rear Wall of the Dwelling, 2.7m High to Eaves and with a Maximum Height of 3m
- b) LOS-17-0024 SOS/17/00137/GPDE
19 VARDON DRIVE LEIGH ON SEA ESSEX SS9 3SP
Erect Single Storey Rear Extension, Projecting 6m Beyond the Existing Rear Wall of the Dwelling, 3m High to Eaves and with a Maximum Height of 3.25m

243. The Committee **NOTED** the following Lawful Development Certificates:

- a) SOS/17/00062/CLP (Thames Ward)
16 DALE ROAD LEIGH ON SEA ESSEX SS9 2RQ
Rear Dormer (Lawful Development Certificate - Proposed)
- b) SOS/16/02075/CLP (Thames Ward)

55 PARK ROAD LEIGH ON SEA ESSEX SS9 2PE

Hipped to Gable roof Extension (Lawful Development Certificate - Proposed)

- c) SOS/17/00043/CLP (Leigh Road Ward)
15 SOMERVILLE GARDENS LEIGH ON SEA ESSEX SS9 1DD
Rear and Side Extensions (Lawful Development Certificate - Proposed)
- d) SOS/17/00105/CLP (St. James Ward)
62 CRICKETFIELD GROVE LEIGH ON SEA ESSEX SS9 3EL
Dormer to Rear and Roof-lights to Front (Lawful Development Certificate - Proposed)
- e) SOS/17/00015/CLP (St. James Ward)
25 KATHLEEN DRIVE LEIGH ON SEA ESSEX SS9 3EN
Erect single storey side Extension (Lawful Proposed Development Certificate- Proposed)

244. The Committee **NOTED** the following Appeals lodged:

- a) SOS/16/01593/FUL (Leigh Road Ward)
**SITE OF GARAGES REAR OF 1 TO 4 CHALKWELL BAY FLATS UNDERCLIFF GARDENS
LEIGH ON SEA SS9 1EA**
Erect additional garage to existing garage site of 1 to 4 Chalkwell bay flats

The meeting closed at 8.50pm