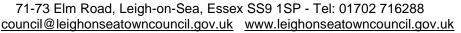


# Leigh-on-Sea Town Council





Chairman: Cllr Jill Healey Vice-Chairman: Cllr Caroline Parker Town Clerk: Helen Symmons

Members are requested to attend a meeting of the
Planning, Highways & Licensing Committee
on Tuesday 21st May 2019 at Leigh Community Centre, 71-73 Elm Road, Leigh-on-Sea
commencing at 7.30pm.

## Committee Membership

Cllr Jill Healey (Chairman), Cllr Caroline Parker (Vice-Chairman) Cllr Doug Cracknell, Cllr Anita Forde, Cllr Paul Gilson, and Cllr Vivien Rosier

#### **AGENDA**

- APOLOGIES FOR ABSENCE
- DECLARATION OF MEMBERS' INTERESTS
- APPROVE MINUTES OF THE PREVIOUS MEETING
- 4. APPLICATIONS CONSIDERED UNDER DELEGATED AUTHORITY

Due to the timing of the new Council administration under Standing Order 30 the Town Clerk in consultation with the Chairman of Council and Chairman of Planning, Highways & Licensing Committee made the following delegated decisions relating to Licensing & Planning Consultations.

**LICENSING** 

a) SOS/19/00788/LAPREM (LEIGH ROAD WARD)
THE VINE, 149 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1JF

New application for a premises licence for the supply of alcohol for consumption on and off the premises Mondays to Thursdays from 08:00 to 00:00, Fridays & Saturdays from 08:00 to 01:00 and Sundays from 08:00 to 00:30, the provision of regulated entertainment comprising plays, Indoor sporting events, live music, recorded music, performance of dance and anything similar on Sundays to Thursdays from 08:00 to 23:30 and Fridays & Saturdays from 08:00 to 00:30, the provision of regulated entertainment comprising films on Mondays to Thursdays from 08:00 to 00:00, Fridays & Saturdays from 08:00 to 01:00 and Sundays from 08:00 to 00:30.

This application is seeking to remove the first floor from the approved plan and modernise the conditions. It should be noted that there is no increase on the licensed hours.

No Objection

**PLANNING** 

a) LOS/19/0145 SOS/19/00658/FULH (ST. JAMES' WARD)

104 BLENHEIM CRESCENT, LEIGH ON SEA, ESSEX SS9 3DX

Erect single storey rear extension with roof lantern

No Objection

b) LOS/19/0146 SOS/19/00600/FUL (HIGHLANDS WARD)

LAND TO REAR OF HIGHLANDS COURT, LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2SL

Demolish existing garages and utility building and erect building comprising of 6 self- contained flats, lay out parking, cycle storage, refuse store and amenity space

Leigh Town Council **RESOLVED TO OBJECT** to the application as it increases the number of units to 44 and increases the parking stress in an overall development that does not meet the parking standards under the Development Management Document. Additionally there is no immediate alternate parking facilities in the area as restrictions apply to the main London Road and nearby residential parking is already suffering with extensive parking stress.

The proposal manipulates 6 additional spaces to make a total of 29 parking spaces for 44 units. In the Town Council's opinion, the garages and utility building should be demolished but only to create 29 parking spaces for the existing 38 units.

c) LOS/19/0147 SOS/19/00216/FUL (ST CLEMENT'S WARD)

36 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 2DN

Erect outbuilding to be used as a studio to rear

Leigh Town Council **RESOLVED TO OBJECT** to the application as it is an overly dominant structure for a domestic garden and uncharacteristic within the Leigh Conservation Area. The style and design is not in our opinion a studio and will not add to the overall quality of the area and its local context in terms of its height, materials and architectural approach. It is contrary to Policy DM1 but also DM5 as it will impact the on the historic townscape and the adjacent statutory listed neighbouring property.

d) LOS/19/0148 SOS/19/00215/FULH (**ST CLEMENT'S WARD**) 36 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 2DN

Raise roof height, alter roof to form habitable accommodation in roof space, erect dormer with recessed balcony to rear and alter elevations (amended proposal)

Leigh Town Council **RESOLVED TO OBJECT** to the application as in our view significant changes have not been made to that presented before. The proposed development is in the Conservation Area and by reason of its design, height and bulk will appear as an overly dominant and incongruous addition that is out of keeping and detrimental to the character and appearance of the host property, the adjacent statutory listed building, the street scene and the area more widely.

e) LOS/19/0149 SOS/19/00636/FUL (ST CLEMENT'S WARD)

THE VICARAGE 76 ELM ROAD, LEIGH ON SEA, ESSEX SS9 1SJ

Convert dwelling house into two self contained flats, alter elevations and layout four parking spaces

## No Objection

f) LOS/19/0150 SOS/19/00541/FULH (HIGHLANDS WARD)

33 SUTHERLAND BOULEVARD, LEIGH ON SEA, ESSEX SS9 3PT
Install dormer window to front

## No Objection

g) LOS/19/0151 SOS/19/00656/FULH (ELMS WARD)

124 SOUTHSEA AVENUE, LEIGH ON SEA, ESSEX SS9 2BJ

Erect first floor rear extension with Juliette balcony and install roof-lights to side elevations

#### No Objection

h) LOS/19/0152 SOS/19/00622/FUL (ST. CLEMENT'S WARD)

135-139 BROADWAY, LEIGH ON SEA, ESSEX SS9 1PJ

Retain use of land as temporary car parking (For a period of three years)

#### No Objection

i) LOS/19/0153 SOS/19/00680/FULH (HERSCHELL WARD)
28 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2NA

Erect single storey rear extension, erect dormer to rear to from habitable accommodation in the roof-space and roof-lights to front

**No Objection** but we would ask a condition is considered with regards to the style of the roof lights at the front, so they are sympathetic to the building.

j) LOS/19/0154 SOS/19/00662/FULH (HIGHLANDS WARD) 39 BAILEY ROAD, LEIGH ON SEA, ESSEX SS9 3PJ

Erect part single/ part two storey side extension and single storey rear extension with roof lantern

#### No Objection

k) LOS/19/0155 SOS/19/00668/FULH (**LEIGH ROAD WARD)** 

14 GLEN ROAD, LEIGH ON SEA, ESSEX SS9 1EU

Erect dormer to rear with Juliette balcony to form habitable accommodation in the roof-space and roof-lights to front

#### No Objection

I) LOS/19/0156 SOS/19/00692/FULH (ST. CLEMENT'S WARD) 24 WEST STREET, LEIGH ON SEA, ESSEX SS9 1QG

Erect two storey side extension, single storey rear extension and alter elevations (Amended Proposal)

## No Objection

m) LOS/19/0157 SOS/19/00695/FULH (**THAMES WARD**)

9-10 CHAPMANS CLOSE, LEIGH ON SEA, ESSEX SS9 2XB

Demolish existing outbuilding and car port, erect single storey side extension

Leigh Town Council **RESOLVED TO OBJECT** as the application would unbalance a pair of semidetached houses if approved and does not contribute positively to the space between buildings especially the neighbouring property. The design does not protect the amenity of the immediate neighbour and has no regard to their outlook, visual enclosure, daylight and sunlight.

n) LOS/19/0158 SOS/19/00693/FULH (HERSCHELL WARD) 49 VERNON ROAD, LEIGH ON SEA, ESSEX SS9 2NG

Erect single storey rear extension

#### No Objection

o) LOS/19/0159 SOS/19/00689/FULH (**HIGHLANDS WARD**)

38 WOODLANDS PARK, LEIGH ON SEA, ESSEX SS9 3TY

Demolish side extension, erect part single/part two-storey rear extension, erect single storey front extension to garage, install dormer to rear and alter roof and elevations

## No Objection

p) LOS/19/00161 SOS/19/00717/FULH (ST CLEMENTS WARD) 38 SEAVIEW ROAD, LEIGH ON SEA, ESSEX SS9 1AT

Erect outbuilding to rear garden

## No Objection

q) LOS/19/0162 SOS/19/00685/FULH (HIGHLANDS WARD)
228 HIGHLANDS BOULEVARD, LEIGH ON SEA, ESSEX SS9 3QY

Demolish existing garage and utility to side, erect single storey side extension, erect first floor extension to form two storey dwelling house with habitable accommodation in roof, recessed balcony to rear and alter elevations (Amended Proposal) (Retrospective)

Leigh Town Council **RESOLVED TO OBJECT** to the application as the proposed overly strident contemporary design remains incongruous to the street scene and fails to pay sufficient respect for the character and appearance of the avenue of houses built of similar styles from the 1930's.

The design quality will not add to the overall quality of the area and does not respect the character of the site, its local context and surrounding in terms of its architectural approach, height, scale, materials and landscape setting. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. It is therefore contrary to Policy DM1.

r) LOS/19/0163 SOS/19/00669/FULH (HERSCHELL WARD)
44 WESTCLIFF DRIVE, LEIGH ON SEA, ESSEX SS9 2LB

Erect single storey side and rear extensions, form hip to gable roof extensions to sides with dormer and Juliette balcony to rear and alter elevations

## No Objection

s) LOS/19/0164 SOS/19/00724/FULH (HIGHLANDS WARD)
121 VARDON DRIVE, LEIGH ON SEA, ESSEX SS9 3SH

Hipped to gable roof extension and dormer to rear to form habitable accommodation in the roofspace

## No Objection

t) LOS/19/0165 SOS/19/00710/FUL **(ELMS WARD)** 

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

Demolish existing garage and erect single storey outbuilding to side (Amended Proposal)

### No Objection

- 5. LICENSING APPLICATIONS
  - a) SOS/19/01011/LAPREM (ST JAMES WARD)
    PASHA KEBAB, 1145 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3JF

New application for a premises licence for the supply of alcohol for consumption on and off the premises Sundays to Thursdays from 15:00-00:00 Fridays and Saturdays from 15:00-02:00. The provision of late night refreshment Sundays to Thursdays from 23:00-00:00. Fridays and Saturdays from 23:00-00:00

- 6. PLANNING APPLICATIONS Application plans can be viewed at the Southend Borough Council planning portal, by clicking on the application address.
  - a) LOS/19/0166 SOS/19/00776/TCA (ST. CLEMENT'S WARD)
    26 AVENUE ROAD, LEIGH ON SEA, ESSEX SS9 1AX

Prune one Mountain Rowan tree (A), one English Holly tree (B) in rear garden and one Crab-apple tree (C) in front garden (Application for works to trees in a Conservation Area)

b) LOS/19/0167 SOS/19/00732/FULH (HERSCHELL WARD)
 69 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2NQ
 Erect first floor front extension with Juliette balcony and alter elevation

c) LOS/19/0168 SOS/19/00737/FULH (LEIGH ROAD WARD)

57 LEIGH CLIFF ROAD, LEIGH ON SEA, ESSEX SS9 1DN

Erect single storey rear extension and alter elevations (Amended Proposal) (Part- Retrospective)

d) LOS/19/0169 SOS/19/00719/FULH (HERSCHELL WARD)
189 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2LR

Hip to gable roof extension, erect single storey rear extension, extend existing dormer to rear, install dormer to rear, install dormer windows to front, extend existing balcony to rear and alter elevations

- e) LOS/19/0170 SOS/19/00736/FUL (LEIGH ROAD WARD)

  212 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1BS

  Erect veranda to rear (Retrospective)
- f) LOS/19/0171 SOS/19/00765/FULH (BONCHURCH WARD)

  26 EASTWOOD ROAD, LEIGH ON SEA, ESSEX SS9 3AB

  Erect single storey side/rear extension and convert garage into habitable accommodation (Amended Proposal)
- g) LOS/19/0172 SOS/19/00766/FUL (HERSCHELL WARD)

  57A BURNHAM ROAD, LEIGH ON SEA, ESSEX SS9 2JR

  Install balcony with glass balustrade to rear and erect external staircase to rear (Amended Proposal)
- h) LOS/19/0173 SOS/19/00809/AMDT (BONCHURCH WARD)

  1307 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2AD

  Application to vary condition 02 (Approved Plans) to remove flank windows and glazing to staircase elevation and amend layout of ground floor flats for compliance with building regulations M4 (3) (Minor Material amendment of planning permission 16/01780/FULM dated 13.07.2017) (Amended Proposal)
- i) LOS/19/0174 SOS/19/00797/FULH (LEIGH ROAD WARD)
   65 CHALKWELL PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1NH
   Layout parking to front and install vehicle crossover onto Chalkwell Park Drive
- j) LOS/19/0175 SOS/19/00778/BC4 (ST. CLEMENT'S WARD) CAR PARK NORTH, BELTON GARDENS, LEIGH ON SEA, ESSEX SS9 2EJ Erect retaining wall and protective fence and install electricity substation adjacent car park
- k) LOS/19/0176 SOS/19/00772/FULH (ST. CLEMENT'S WARD)

  12 QUEEN'S ROAD, LEIGH ON SEA, ESSEX SS9 1BA

  Demolish conservatory, erect single storey rear extension
- I) LOS/19/0177 SOS/19/00566/FUL (HERSCHELL WARD)

  229 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2LR

  Install vehicular access onto Hadleigh Road
- m) LOS/19/0178 SOS/19/00779/TCA (HERSCHELL WARD)

  15 THE TERRACE, CHURCH HILL, LEIGH ON SEA, ESSEX SS9 2DF

  Fell one Cherry tree (Application for works to a tree in a Conservation area)
- n) LOS/19/0179 SOS/19/00794/LBC (ST. CLEMENT'S WARD)

  62 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP

  External alterations to listed building comprising of replacement front door, rear door and UPVC skylight over rear door and replace UPVC casement window with single glazed timber casement to first floor rear elevation (Listed Building Consent)
- LOS/19/0180 SOS/19/00642/LBC (ST. CLEMENT'S WARD)
   62 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP
   Internal alterations to listed building including replacement of internal doors, new floor coverings, new kitchen and bathroom, rewiring, re-plumbing and internal decoration (Listed Building Consent)

p) LOS/19/0181 SOS/19/00807/FULH (THAMES WARD)
131 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2RF

Erect single storey infill extension to rear

q) LOS/19/0182 SOS/19/00771/FUL (HIGHLANDS WARD)
1595 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2SG

Erect metal staircase to rear (Retrospective)

r) LOS/19/0183 SOS/19/00757FUL (ST. CLEMENT'S WARD)
THE SHIP HOTEL, NEW ROAD, LEIGH ON SEA, ESSEX SS9 2EA

Change of use of former public house (Class A4) to 14 bedroom hotel (C1), erect 2 storey side extension to west side of building, raise roof ridge height and erect second floor rear extension, refurbish and alter elevations, install railings to terrace areas and balconies, erect external fire escape staircase to rear, repair existing boundary wall to front, layout 7 parking spaces and form hotel drop off point to front.

s) LOS/19/0184 SOS/19/00788/FUL (HERSCHELL WARD)
92A GRANGE ROAD, LEIGH ON SEA, ESSEX SS9 2HT

Erect single storey rear extension, replace roof and raise eaves of existing single storey rear extension, replace gates and garden fences to sub-divided garden at rear

t) LOS/19/0186 SOS/19/00828/FULH (HERSCHELL WARD)

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

Erect two storey rear extension

u) LOS/19/0187 SOS/19/00846/TCA / (THAMES WARD)
6 CANVEY ROAD, LEIGH ON SEA, ESSEX SS9 2NN

Prune and reduce crown of Arbutus tree by 1M and thin tree by 15%, remove deadwood, reduce height of two Holly trees to 2.5M, fell one Box tree to ground level. Remove deadwood and ensure 2.5M clearance over the pathway is maintained. Reduce the 2 adjacent small Holly trees to 2.5M height, fell the Box tree to ground level. Maintain size of Arbutus, Box tree has become too large for location (Application for works to Trees in a Conservation area)

v) LOS/19/0188 SOS/19/00838/FULH (ELMS WARD) 60 TORQUAY DRIVE, LEIGH ON SEA, ESSEX SS9 1SE

Raise roof ridge height and install roof- lights to front and rear and convert loft into habitable accommodation

w) LOS/19/0189 SOS/19/00864/FULH (HERSCHELL WARD)
68 SALISBURY ROAD, LEIGH ON SEA, ESSEX SS9 2JY
Erect single storey rear extension

y) LOS/19/0190 SOS/19/00820/FUL (ELMS WARD)
FIRST FLOOR 22-24 ELM ROAD, LEIGH ON SEA, ESSEX SS9 1SN
Erect first floor rear extension

z) LOS/19/0191 SOS/19/00872/FULH (THAMES WARD)

36 MARINE CLOSE, LEIGH ON SEA, ESSEX SS9 2RE

Hip to gooble roof extensions, part pitch/ part flat roof dormer to roor with Juliette halcony

Hip to gable roof extensions, part pitch/ part flat roof dormer to rear with Juliette balcony, alter elevations

aa) LOS/19/0192 SOS/19/00844/FUL **(ELMS WARD)**1084 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3NA

Hip to gable roof extensions, part pitch/ part flat roof dormer to rear with Juliette balcony, alter elevations

ab) LOS/19/0193 SOS/19/00845/AMDT (BONCHURCH WARD)

1359 -1369 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2SA

Variation of condition 02 (Approved plans) alterations to bike store, caretakers unit and rear elevation with plan numbers LDC01, LDC02, LDC03 (Minor material amendment to planning permission 11/ 01583/FULM dated 04.01.2012

ac) LOS/19/0194 SOS/19/00848/FULH (HIGHLANDS WARD)

38 ADALIA CRESCENT, LEIGH ON SEA, ESSEX SS9 3SN

Erect single storey rear extension

- 7. LAWFUL DEVELOPMENT CERTIFICATES FOR INFORMATION
  - a) SOS/19/00687/CLP (HIGHLANDS WARD)
     206 HIGHLANDS BOULEVARD, LEIGH ON SEA, ESSEX SS9 3QX
     Hip to gable roof extension and dormer to rear with Juliette balcony (Lawful Development Certificate-Proposed)
  - b) SOS/19/00674/CLP (LEIGH ROAD WARD)
     10 CLIFFSEA GROVE, LEIGH ON SEA, ESSEX SS9 1NQ
     Single storey rear extension (Lawful Development Certificate Proposed)
  - c) SOS/19/00767/CLP (LEIGH ROAD WARD)
     119 CHALKWELL PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1NH
     Single storey rear extension and alter elevations (Lawful Development Certificate Proposed)
- 8. GENERAL PERMITTED DEVELOPMENT APPLICATIONS FOR INFORMATION
  - a) LOS/19/0185 SOS/19/00858/GPDE (**THAMES WARD**)

36 HAMBORO GARDENS, LEIGH ON SEA, ESSEX SS9 2NR

A single storey rear extension extending 0M beyond the rear wall of the dwelling, with a maximum height of 3.4M and an eaves height of 2.9M. The extension would be joined to an existing enlargement of the dwelling-house and the total enlargement would extedn.34M beyond the rear wall of the original dwelling, have a maximum height of 3.4M and an eaves height of 2.9M

- 9. APPEALS LODGED
  - a) LOS/18/0348 SOS/8/01931/FULH (ELMS WARD) FORMER 92 GLENDALE GARDENS, LEIGH ON SEA, ESSEX SS9 2AY

Demolish existing storage barn and erect dwelling-house with associated parking and amenity space (Land to rear of 92 Glendale Gardens)

b) LOS/19/003 SOS18/02399/TEL (LEIGH ROAD WARD)

JUNCTION WITH BEACH AVENUE AND THE RIDGWAY LEIGH ON SEA, ESSEX SS0 8PX

Install a 12M Alpha 8 street pole comprising three antennas and two 0.3M dishes, three equipment cabinets and associated works

c) LOS/18/0382 SOS18/02134/FUL (LEIGH ROAD WARD)
3 HILLSIDE CRESCENT, LEIGH ON SEA, ESSEX SS9 1EN

Erect single storey extension to existing ground floor flat with decking at rear

Helen Symmons
Helen Symmons

Helen Symmons Town Clerk 16<sup>th</sup> May 2019