



Leigh-on-Sea Town Council

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Chairman: Cllr Carole Mulroney
Vice Chairman: Cllr Helen Robertson
Town Clerk: Paul Beckerson

MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD ON TUESDAY, 26th July 2016 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGHONSEA

Present: Cllrs: Donald Fraser, Patrick Fox, Richard Herbert, Helen Robertson (Chairman)

In Attendance: Abbie Cotterell (Receptionist & Junior Administrator), Southend Borough Councillor Bernard Arscott (until minute 57), 2 members of the public (until minute 57), 4 members of the public (until minute 58)

The meeting opened at 7.30pm

052. APOLOGIES FOR ABSENCE Cllrs: Caroline Parker, Jane Ward

053. DECLARATION OF MEMBERS' INTERESTS

Cllr Patrick Fox declared a non-pecuniary Interest in LOS/16/0201 (78 Hadleigh Road) as his parents live nearby.

054. MINUTES OF THE PREVIOUS MEETINGS

The Minutes of the Planning, Highways and Licensing Committee Meetings held on 12th July were agreed and signed as a correct record.

055. PROPOSED TRAFFIC ORDER - ONE WAY STREETS - **LEIGHVILLE GROVE AND SOUTHSEA AVENUE**

Leigh Town Council supports local resident's views and they should be taken into full consideration with regard to Southsea Avenue.

SECTION 1

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

056. LOS/16/0200 SOS/16/01160/FULH

11 LEIGH PARK ROAD, LEIGH-ON-SEA, SS9 2DU (St. Clements Ward)

Demolish part of dwellinghouse and erect part single/part two storey front extension to western side of dwelling, erect three storey front extension to eastern side of dwelling, erect a three storey rear extension, replace roof and erect dormer to rear and form new vehicular access to Leigh Park Road (amended proposal) (part retrospective)

Objection

It doesn't comply with Conservation Guidelines, and is prominently visible from Leigh Library Gardens within the Conservation Area. There are no other 3 storey houses in the area, so out of keeping with the street scene, because of its size and bulk, and it would be overbearing to neighbouring properties.

2 members of the public and Cllr Bernard Arscott left the meeting

Cllr Patrick Fox left the meeting

057. LOS/16/0201 SOS/16/01140/FULH
78 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LZ (Herschell Ward)
Raise roof height to form habitable accommodation in roof, dormer to rear and alterations to front, side and rear elevations.

Objection

Overdevelopment due to size and bulk of dormers. Out of keeping with the street scene, as will be the only 3 storey house in Hadleigh Road, as by raising the roof line it is an extra storey not just a loft conversion.

4 members of the public left the meeting

Cllr Patrick Fox returned to the meeting

SECTION 2

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

None

SECTION 3

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

058. LOS/16/0199 SOS/16/01145/FULH
41 PERCY ROAD, LEIGH-ON-SEA, SS9 2LA (Herschell Ward)
Convert existing garage into habitable accommodation, erect single storey side and rear extensions incorporating new garage to side and alter elevations.

No Objection

059. LOS/16/0206 SOS/16/01136/FUL
THAMES DRIVE DENTAL PRACTICE REAR OF 18B THAMES DRIVE, LEIGH-ON-SEA, SS9 2XN (Thames Ward)
Change of use of Dental Surgery (Class 1) to Dwelling (Class C3),Demolish Existing Garage, Layout Amenity Space, Extend Existing Vehicular Access On To Darenth Road and Alter Elevations (Amended Proposal)

No objection

060. LOS/16/0207 SOS/16/01139/FULH
34 VERNON ROAD, LEIGH-ON-SEA, SS9 2NG (Herschell Ward)
Demolish Garage to Side Extension at Rear, Erect Single Storey Side and Rear Extension Incorporating Porch to Side, Form Hip To Gable Roof Extension at rear with Juliette Balcony, Extend Dormers To Sides and Alter Elevations (Amended Proposal).

Objection

Out of keeping with the character of the street and the street scene. Loss of garage will result in a loss of off street parking.

061. LOS/16/0208 SOS/16/01139/FUL
1026 LONDON ROAD, LEIGH-ON-SEA, SS9 3NS (Elms Ward)
Demolish Existing Car Showroom and Erect Two Storey Building Comprising 8 Self Contained Flats with Two Commercial Units To Ground Floor, Layout Associated Landscaping, Car Parking, Cycle Store and Refuse Store to Rear.

Objection

Out of keeping with the street scene, as no other building in the block are 3 storeys high. It is of an unsympathetic design.

062. The committee had **no objection** to the following applications:

LOS/16/0196 SOS/16/01143/FULH

49 HIGH CLIFF DRIVE, LEIGH-ON-SEA, SS9 1DQ (Leigh Road Ward)

Erect single storey side extension and alterations to side and rear elevations.

LOS/16/0197 SOS/16/01138/FULH

32 DUNDONALD DRIVE, LEIGH-ON-SEA, SS9 1NB (Leigh Road Ward)

Erect single storey side extension and alterations to side and rear elevations.

LOS/16/0202 SOS/16/01132/FULH

118 LYMINGTON AVENUE, LEIGH-ON-SEA, SS9 2AN (Elms Ward)

Erect single storey side and rear extension with roof lantern and alter elevations of rear garage.

LOS/16/0203 SOS/16/01146/FULH

14 WOODLANDS PARK, LEIGH-ON-SEA, SS9 3TY (Highlands Ward)

Install juliette balcony to rear at first floor.

LOS/16/0204 SOS/16/01170/FULH

45 SOUTHSEA AVENUE, LEIGH-ON-SEA, SS9 2AX (Elms Ward)

Proposed loft conversion. Please refer to drawing number 1047/010A

LOS/16/0205 SOS/16/01123/FULH

237 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, SS9 3TN (Highlands Ward)

Erect first floor rear extension and alter elevations (amended proposal).

LOS/16/0209 SOS/16/01193/FULH

18 BRAEMAR CRESCENT, LEIGH-ON-SEA, SS9 3RL (Highlands Ward)

Erect single storey rear extension and alter elevations.

LOS/16/0210 SOS/16/01194/FULH

12 WOODFIELD GARDENS, LEIGH-ON-SEA, SS9 1EW (Leigh Road Ward)

Erect Part Single/Part Two Storey Rear Extension (Part Retrospective)

063. The Committee noted the following General Permitted Development Application:

LOS/16/0198 SOS/16/01259/GPDE

19 ELMSLEIGH DRIVE, LEIGH-ON-SEA, SS9 3DW (St James Ward)

Erect single storey rear extension, projecting 4m beyond the existing rear wall of the dwelling, 2.9m high to eaves and with a maximum height of 3.5m.

064. The Committee noted the following Lawful Development Certificates:

SOS/16/01171/CLP

45 SOUTHSEA AVENUE, LEIGH-ON-SEA, SS9 2AX (Elms Ward)

Convert loft into habitable accommodation with dormer and Juliette balcony to rear and rooflights to front (lawful Development Certificate – Proposed)

SOS/16/01142/CLP

41 PERCY ROAD, LEIGH-ON-SEA, SS9 2LA (Herschell Ward)

Roof extension to rear to form habitable accommodation in roof with Juliette balcony to rear and roof lights to front (lawful Development Certificate – Proposed)

SOS/16/01144/CLP

49 HIGHCLIFF DRIVE, LEIGH-ON-SEA, SS9 1DQ (Leigh Road Ward)

Roof extension to rear to form habitable accommodation in roof with roof lights to front (lawful Development Certificate – Proposed)

065. Licensing Application

114 GLENDALE GARDENS, LEIGH-ON-SEA, SS9 2BA

The as yet unnamed business applied to the authority for the right to serve alcohol for consumption off the premises between 8am and 8pm Sunday to Thursday and 8am to 11pm Friday and Saturday at 114 Glendale Gardens. The property was formerly Hayleybelles Beauty Salon. Representations to Southend Borough Council must be received by 30th July 2016.

No objection

Meeting closed at 8.37pm