



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 Richard Herbert
Vice Chairman: Cllr Carole Mulroney
Town Clerk: Paul Beckerson

MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD AT 7.30PM ON TUESDAY 13TH SEPTEMBER 2016 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Helen Robertson (Chairman), Karen Bowden, Donald Fraser, Patrick Fox (from 7.35pm), Caroline Parker, Jane Ward

In Attendance: Cllr: Valerie Morgan, Helen Symmons (Acting Town Clerk), Paul Beckerson, 1 member of the press

The meeting opened at 7.30 pm

94. APOLOGIES FOR ABSENCE

Cllr: Richard Herbert

95. DECLARATIONS OF MEMBERS' INTERESTS

96. Cllr Caroline Parker made a statement – with regard to agenda item 6 a) The Grand declaring she has no opinion either way on the item when speaking.

97. TO APPROVE MINUTES OF THE MEETING ON 23rd AUGUST 2016

The minutes of 23rd August 2016 were agreed with two amendments (Cllr Karen Bowden apologised for absence and minute 042. Cllr Donald Fraser son owns a property nearby) and signed by the Chairman.

LICENSING

98. There were no licensing applications

PLANNING SECTION 1

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

99. None

PLANNING SECTION 2

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

100. LOS/16/0240 SOS/16/01475/FULM
GRAND HOTEL BROADWAY LEIGH ON SEA ESSEX SS9 1PJ (St. Clement's Ward)
Convert Existing Hotel into Mixed Use Comprising of Basement Wine Bar and Health Club, Ground Floor Restaurants and Terrace, 19 Self-contained Flats on Three Floors, Form New Mansard Roof and Penthouse Roof Extension and Three Storey Rear Extension With Mansard Roof, External Alterations, Install Extract /Ventilation Equipment and Solar PV

panels, Layout Parking, Associated Landscaping and Form New Vehicular Access Onto Broadway

Leigh Town Council has **no objection** to the application, but would like to make the following comments:

- a) There is insufficient parking for the development both residentially and for the public facilities.
- b) New vehicle access onto Broadway will cause a loss of at least 2 public on street parking spaces, restricted vision and will be hazardous given the close proximity to another junction.
- c) Have lessons been learnt from the Bell falling down and can they be applied so it won't happen here.
- d) Acoustic reports are detailed with recommendations and Leigh Town Council hope they are applied.
- e) Extension will overshadow the west side of Leighton Avenue.
- f) Affordable housing should make up 20% of this development. Leigh Town Council would have expected at least 3 of the 19 flats to be set aside for this.
- g) Leigh Town Council are keen to keep the exterior of the Grand the same and therefore are in favour of this aspect, but have concerns regarding the curved roof and aluminium fascias on the penthouse as they are not in keeping historically.
- h) Pleased it has the good potential for local employment.
- i) The lack of communal amenity space is of concern.
- j) The planning application mentioned that the foul water would flow into the main sewage system, but didn't mention volumes. We need assurances that the infrastructure will be able to cope with the higher volumes of waste/foul water from 19 permanently occupied flats (significantly more than a hotel).

PLANNING SECTION 3

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

101. LOS/16/0241 SOS/16/01484/FULH

3 BUXTON CLOSE LEIGH ON SEA ESSEX SS9 3UF (Highlands Ward)

Erect Part Single/Part Two Storey Side Extension, Two Storey Rear Extension, First Floor Balcony to Rear, Alter Elevations and Erect Replacement Detached Garage

No Objection

102. LOS/16/0246 SOS/16/01497/FUL

149 LEIGH ROAD LEIGH ON SEA ESSEX SS9 1JF (Leigh Road Ward)

Change of Use of First Floor from Offices (Class A2) to Restaurant (Class A3)
Erect Single Storey Extension and External Staircase at Rear, Install Replacement Shopfront at Ground Floor, Alter Existing Extraction Duct and Alter Elevations

No Objection

103. LOS/16/0248 SOS/16/01508/FUL

121A BROADWAY LEIGH ON SEA ESSEX SS9 1PG (St.Clement's Ward)

Replace Windows to Front, Side and Rear Elevations at First and Second Floor Level (Amended Proposal)

No Objection

104. The Committee has **no objections** the following applications:

LOS/16/0242 SOS/16/01486/ FULH

82 PALL MALL LEIGH ON SEA ESSEX SS9 1RG (St.Clement's Ward)

Erect Single Storey and Side and Rear Extension with Roof Lantern

LOS/16/0243 SOS/16/01483/FULH

156 HADLEIGH ROAD LEIGH ON SEA ESSEX SS9 2LP (Herschell Ward)

Erect Single Storey Side Extension and Porch to Front

LOS/16/0245 SOS/16/01506/FULH

75 HIGHCLIFF DRIVE LEIGH ON SEA ESSEX SS9 1DQ (Leigh Road Ward)

Erect Single Storey Rear Extension and Alter Elevations (Amended Proposal)

LOS/16/0247 SOS/16/01521/ FULH

61 COTTESMORE GARDENS LEIGH ON SEA ESSEX SS9 2TF (Thames Ward)

Erect First Floor Extension to Side Elevation and Alter Elevations

LOS/16/0249 SOS/16/01514/BC3M

LEIGH NORTH STREET PRIMARY SCHOOL NORTH STREET LEIGH ON SEA

ESSEX SS9 1QE (St. Clement's Ward)

Install Replacement Windows, Curtain Wall Incorporating Additional Fire Exit Door and Replace External Access Door to Existing School Hall

105. The Committee noted the following general permitted development:

LOS/16/0244 SOS/16/01573/GPDE

121 ELM ROAD LEIGH ON SEA ESSEX SS9 1SP (Elms Ward)

Erect Single Storey rear Extension, Projecting 5.47m Beyond the Existing Rear Wall of the Dwelling, 2.6m High to Eaves and with a Maximum Height of 4m

106. The Committee noted the following Lawful Development Certificates:

SOS/16/01433/CLP

151 SOUTHSEA AVENUE LEIGH ON SEA ESSEX (Elms Ward)

Single Storey Rear Extension

SOS/16/01181/CLP

84 LORD ROBERTS AVENUE LEIGH ON SEA ESSEX (Leigh Road Ward)

Single Storey Rear Extension

SOS/16/01537/CLP

43 THEOBALDS ROAD LEIGH ON SEA ESSEX (Herschell Ward)

Outbuilding to Rear

HIGHWAYS

107. Local Bus Network Review

Cllr Fraser presented the item.

The Committee **RESOLVED** to complete the survey with Option 1 in mind – to make no changes to the current timetable and that a comment be added that a reduction in late night services would be of great inconvenience to local bus passengers.

The meeting closed at 8.04