

# 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 Jane Ward Vice-Chairman: Cllr Valerie Morgan Town Clerk: Helen Symmons

MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD AT 7.30PM ON TUESDAY 12<sup>th</sup> SEPTEMBER 2017 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Donald Fraser, Anita Forde, Patrick Fox, Valerie

Morgan, Caroline Parker (from minute 93) and Jane Ward.

In Attendance: Abbie Cotterell (Assistant Proper Officer)

## The meeting opened at 7.30pm

91. APOLOGIES FOR ABSENCE

Cllrs: Karen Bowden and Richard Herbert

92. DECLARATION OF MEMBERS' INTERESTS

There were none

93. TO APPROVE MINUTES OF THE MEETING ON 22<sup>nd</sup> AUGUST 2017

The minutes of 22<sup>nd</sup> August 2017 were agreed and signed by the Chairman.

## **CIIr Caroline Parker joined the meeting**

94. APPEALS LODGED

The Chairman made members aware that the Committee cannot comment on an enforcement notice. Agenda items B, C & D were for noting only.

The Committee noted the following appeal:

a) LOS/17/0032 SOS/17/00210/FUL (ELMS WARD)
GARAGES ADJOINING 56 DAWLISH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1QX

Demolish existing garage and erect dwelling-house with juliette balcony to rear at ground floor, excavate basement to form habitable accommodation, layout parking to front and amenity space at rear (Amended Proposal).

Leigh Town Council previously **OBJECTED** to this application. All previous representations have been forwarded to the Planning Inspectorate and the appellant by Southend Borough Council.

### **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.

a) LOS/17/0202 SOS/17/01464/FULM (ST CLEMENTS WARD)
GRAND HOTEL, BROADWAY, LEIGH ON SEA, ESSEX SS9 1PJ

Convert existing hotel into mixed use comprising of basement wine bar and health club, ground floor restaurants and terrace, 18 self-contained flats on three floors, demolish existing mansard roof and form new replacement mansard roof, erect three storey rear extension with mansard roof, install balconies to rear and sides at first floor and third floor level, external alterations, install extract/ventilation equipment and solar PV panels on roof, layout additional parking, associated landscaping and communal roof terrace and form vehicular access onto Broadway (Amended Proposal).

The application was discussed by the Committee.

The Committee RESOLVED NO OBJECTION.

## **PLANNING SECTION 3**

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

a) LOS/17/0194 SOS/17/01426/DOV (BONCHURCH WARD) 1307 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2AD

Modification of planning obligation (section 106 agreement) dated 13<sup>th</sup> July 2017 pursuant to application 16/01780/FULM to vary the requirement to provide affordable housing

The application was discussed by the Committee.

The Committee **RESOLVED TO OBJECT** as they recorded no objection to the original application based on affordable housing being included in the development.

b) LOS/17/0191 SOS/17/01325/FULH (LEIGH ROAD WARD)
112 LORD ROBERTS AVENUE, LEIGH ON SEA, ESSEX SS9 1NE

Erect first floor extension to rear

The application was discussed by the Committee.

The Committee RESOLVED NO OBJECTION.

c) LOS/17/017/0196 SOS/17/01351/FULH (LEIGH ROAD WARD) 51 DUNDONALD DRIVE, LEIGH ON SEA, ESSEX SS9 1NA

Erect single storey rear extension with steps and raised terrace to side, extend roof to side and alter elevations (Amended Proposal)

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION**.

- 95. The Committee has **NO OBJECTIONS** to the following applications:
- a) LOS/17/0186 SOS/17/01396/FULH (ST. JAMES WARD)

  148 BLENHEIM CHASE, LEIGH ON SEA, ESSEX SS9 3HH

  Erect single storey rear extension
- b) LOS/17/0187 SOS/17/01308/FULH (ELMS WARD)

  21 RONALD HILL GROVE, LEIGH ON SEA, ESSEX SS9 2JB

  Erect single storey rear extension, first floor side extension and alter elevations

c) LOS/17/0188 SOS/17/01282/FULH **(THAMES WARD)** 

## **7 LEIGH GARDENS, LEIGH ON SEA, ESSEX SS9 2PX**

Erect two storey side extension, single storey rear extension, form hipped to gable roof extension with dormer to rear and alter elevations (Amended Proposal)

d) LOS/17/0189 SOS/17/01309/FULH (ST. JAMES WARD)

48 ELMSLEIGH DRVIE, LEIGH ON SEA, ESSEX SS9 3DN

Erect treehouse in rear garden with balcony to front and glazed screening to side

e) LOS/17/0190 SOS/17/01277/FUL (**ELMS WARD**)

119A LEIGH HALL ROAD, LEIGH ON SEA, ESSEX SS9 1QY

Retain cladding to rear dormer (Retrospective)

d) LOS/17/0192 SOS/17/01320/FUL (LEIGH ROAD WARD)

3A WOODFIELD ROAD, LEIGH ON SEA, ESSEX SS9 1EL

Convert loft into habitable accommodation and install dormer to rear (Amended Proposal)

e) LOS/17/0193 SOS/17/01448/PA3COU **(ST. CLEMENTS WARD)**3 LEIGHAM COURT DRIVE, LEIGH ON SEA, ESSEX SS9 1PS

Change use of ground floor from shop (Class A1) to one self-contained flat (Class C3) and alter front and rear elevations (Prior Approval)

f) LOS/17/0197 SOS/17/01400/FUL (ST. CLEMENTS'S WARD)

FLAT 4 1 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX SS9 2DU

Replace windows to front and side at second floor level with timber windows

g) LOS/17/0198 SOS/17/01403/FULH (HERSCHELL WARD)

40 SALISBURY ROAD, LEIGH ON SEA, ESSEX SS9 2JY

Convert garage into habitable accommodation and alter front elevation

h) LOS/17/0199 SOS/17/01270/FULH (HERSCHELL WARD)

33 MARINE AVENUE, LEIGH ON SEA, ESSEX SS9 2JD

Erect single storey rear extension

i) LOS/17/0200 SOS/17/01360/FUL (HERSCHELL WARD)

26 VERNON ROAD, LEIGH ON SEA, ESSEX SS9 2NG

Demolish existing bungalow, erect two storey dwellinghouse with basement, balcony to rear at second floor level and install new vehicular access on to Vernon Road.

j) LOS/17/0201 SOS/17/01389/FULH (HIGHLANDS WARD)

77 EATON ROAD, LEIGH ON SEA, ESSEX SS9 3PG

Erect single storey front extension.

- 96. The Committee **NOTED** the following Lawful Development Certificates:
- a) SOS/17/01281/CLP (THAMES WARD)

## 7 LEIGH GARDENS, LEIGH ON SEA, ESSEX SS9 2PX

Hip to gable roof extension to form habitable accommodation in roof with dormer to rear, single storey side extension, single storey rear extension and alter elevations (Lawful Development Certificate – Proposed)

b) SOS/17/00950/CLE (LEIGH ROAD WARD)

149 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1JF

Use as restaurant and bar (Sui Generis) (Lawful Development Certificate –Existing)

- 97. The Committee NOTED the following Southend Borough Councils decisions.
- a) LOS/17/0154 SOS/17/01020/FUL (ST.CLEMENTS'S WARD) 28A OAKLEIGH PARK DRIVE, LEIGH ON SEA, ESSEX

Erect roof extension to rear to form habitable accommodation in roof with roof-lights to front (Amended proposal)

Leigh Town Council stated **NO OBJECTION** and Southend Borough Council **REFUSED PERMISSION.** 

b) LOS/17/0142 SOS/17/00868/FULH (LEIGH ROAD WARD) 53 LEIGH CLIFF ROAD, LEIGH ON SEA, ESSEX SS9

Erect two storey side extension, single storey rear extension, balconies to first floor front and rear, install bay window to front, erect dormers to the front and side and dormer to the side/ rear with balcony, extend existing single storey extension to form double garage and alter elevations.

Leigh Town Council stated **NO OBJECTION** and Southend Borough Council **REFUSED PERMISSION.** 

c) LOS/17/0156 SOS/17/01004/FUL **(THAMES WARD) 161 WESTERN ROAD, LEIGH ON SEA, ESSEX SS9** 

Erect first floor extension to form two storey dwelling-house and form pitched roof over existing rear extension

Leigh Town Council stated **NO OBJECTION** and Southend Borough Council **REFUSED PERMISSION.** 

d) LOS/17/0133 SOS/17/00850/FUL (LEIGH ROAD WARD) 22 A WOODFIELD GARDENS, LEIGH ON SEA, ESSEX SS9

Alter existing roof and form roof garden to second floor

Leigh Town Council stated **NO OBJECTION** and Southend Borough Council **REFUSED PERMISSION.** 

The meeting closed at 7.57pm

Sprinkledwithmaiseydust Jenny Mann