

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 10th OCTOBER 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 110) and Jane Ward.

In Attendance: Cllr Ron Owen (from minute 113), Abbie Cotterell (Assistant Proper Officer) and 8

members of the public.

The meeting opened at 7.30pm

107. APOLOGIES FOR ABSENCE

Cllr Richard Herbert

108. DECLARATION OF MEMBERS' INTERESTS

Cllr Jane Ward declared a pecuniary interest in SOS/17/01603/FULH (15 Kathleen Drive) as she lives nearby.

Cllr Valerie Morgan declared a non-pecuniary interest in SOS/17/01430/FUL (Haydon House, 10 Underwood Square) as the developer is a neighbour.

Cllr Patrick Fox declared a non-pecuniary interest in SOS/17/01460/FULH (29 Hadleigh Road) as the applicant was known to him in the past.

109. TO APPROVE MINUTES OF THE MEETING ON 26th SEPTEMBER 2017

The minutes of 26th September 2017 were agreed and signed by the Chairman.

PLANNING SECTION 1

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

110. LOS/17/0214 SOS/17/01430/FUL (HIGHLANDS WARD)

HAYDON HOUSE, 10 UNDERWOOD SQUARE, LEIGH ON SEA, ESSEX SS9 3PB

Erect three dwelling-houses incorporating garages, layout parking to front and form vehicular accesses on to Underwood Square

A spokesman from Friends of Underwood Square spoke and raised their concerns regarding the revised application.

Cllr Caroline Parker joined the meeting

The application was discussed by the Committee.

The Committee **RESOLVED TO OBJECT** on the following basis:

Although there has been a reduction in the number of houses proposed on this land, the floor plans in total of the 3 homes are more than the previous 4 homes applied for. The development would, by reason of its design, bulk, mass size and siting, result in an overbearing relationship with and an increased sense of visual enclosure and a loss of light and outlook at 11 Underwood Square and 51 Lime Avenue, to the detriment of the residential amenities of the occupiers of these properties. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Polices KP2 and CP4 of the Southendon-Sea Core strategy (2007), policies DM1 and DM3 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

The proposal would, by reason of its design, size, bulk, mass, siting and layout, represent a cramped form of development and an overdevelopment of the land, which is out of keeping with and detrimental to the character and appearance of the application site and the area more widely. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Polices KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1 and DM3 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

Additionally Leigh Town Council wish to point out that the drawings are misleading with regard to the proposed elevations and street scene. 51 Lime Avenue is not directly next to House 1.

Section 11 (Foul Sewage) on the planning application is of concern. There is no mention as to how the foul water would be disposed of. We need assurances that the infrastructure will be able to cope with the high volumes of waste/foul water from 3 x 6 bedroomed, 6 W.C/bathroom houses on land where previously only 1 house existed. This would have a detrimental effect on the surrounding homes and Leigh Town Council would like the assurance that the application complies with policy DM2 of the Southend-on-Sea Development Management document (2015).

This proposed development, although only 3 houses could in effect home 36 people (39 if the study space was also used). This therefore has the potential of a direct impact on its surrounds which creates a need for additional infrastructure or improved community services/facilities. As well as the Community Infrastructure Levy that would apply, Leigh-on-Sea Town Council would expect Policy KP3 of the Southend-on-Sea Core strategy (2007) to apply and that the advice statements 1.20 and 1.22 (f) of Supplementary Planning Document 2 – planning obligations: a guide to section 106 and developer contributions 2015 be followed should any development of any kind on this land be sought.

Leigh Town Council would also request that a new tree survey is undertaken in relation to the new application.

8 members of the public left the meeting

111. LICENSING APPLICATIONS

a) 44 BROADWAY, LEIGH ON SEA, ESSEX SS9 1AH

Application for a new Premises License for the supply of alcohol for consumption on and off the premises on Mondays to Wednesdays from 10.00 to 20.00 Thursdays to Sundays, Christmas Eve, Christmas Day & Boxing Day from 10.00 to 23.00. To extend the terminal hour on New Year's Eve until 02.00. The provision of late night refreshment on New Year's Eve from 23.00 until 02.00

The application was discussed by the Committee and because they are unsure of the nature of the establishment due to trade the Committee felt they had no choice but to **RESOLVE** no objection. However the Committee expressed their disappointment.

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.

112. LOS/17/0221 SOS/17/01460/FULH **(ST. CLEMENT' S WARD)**

29 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2DY

Erect single storey side extension and extend existing balcony ,install door to side elevation, removal of 2 Yew trees (subject to Tree Preservation Order) and erect detached outbuilding with decking area with associated landscaping and boundary treatment

The application was discussed by the Committee.

The Committee RESOLVED NO OBJECTION.

Cllr Ron Owen joined the meeting and Cllr Jane Ward left the meeting

113. LOS/17/0222 SOS/17/01603/FULH **(ST. JAMES' WARD)**

15 KATHLEEN DRIVE, LEIGH ON SEA, ESSEX SS9 3EN

Erect single storey front extension, clad existing dormers to sides and alter elevations

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION** to the cladding, but **RESOLVED TO OBJECT** to the existing dormers as according to our records no application has been received for this work.

Cllr Jane Ward returned to the meeting

114. LOS/17/0223 SOS/17/01630/FULH (LEIGH ROAD WARD)

22 SOMERVILLE GARDENS, LEIGH ON SEA, ESSEX SS9 1DD

Erect two storey rear/ side extension, alter roof and form roof terrace and alterations to elevations (Amended Proposal)

The application was discussed by the Committee.

The Committee RESOLVED NO OBJECTION.

115. LOS/17/0225 SOS/17/01610/FUL (HERSCHELL WARD)

123A HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2LY

Install vehicular access onto Hadleigh Road and layout hardstanding to front

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION**, but would request that a portion of the front includes some landscaping to aid with drainage. It would also be beneficial if a porous material was used to further aid with the drainage.

116. LOS/17/0226 SOS/17/01637/PA3COU (HIGHLANDS WARD)

FRENCH'S CHEMIST, 1723 – 1725 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2SW

Change of use of first floor from offices (Class B1) to three self-contained flats (Class C3)

(Prior Approval)

The application was discussed by the Committee.

The Committee RESOLVED NO OBJECTION.

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

- a) LOS/17/0215 SOS/17/01489/FUL (HIGHLANDS WARD)

 HIGHLANDS SURGERY, 1643 1645 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2SQ

 Erect first floor extension to north elevation
- b) LOS/17/0216 SOS/17/01379/FULH (ST. CLEMENT'S WARD)

 68 PALL MALL, LEIGH ON SEA, ESSEX SS9 1RG

 Demolish existing garage to rear and erect replacement garage
- c) LOS/17/0217 SOS/17/01572/FUL (BONCHURCH WARD)

 ELMSLEIGH HALL, ELMSLEIGH DRIVE, LEIGH ON SEA, ESSEX SS9 3DW

 Erect single storey front and rear extensions
- d) LOS/17/0218 SOS/17/01605/FULH (ST. JAMES WARD)

 30 SCARBOROUGH DRIVE, LEIGH ON SEA, ESSEX SS9 3EE

 Erect single storey rear extension and alter elevations
- e) LOS/17/0219 SOS/17/01333/FUL (HERSCHELL WARD)

 59 BURNHAM ROAD, LEIGH ON SEA, ESSEX SS9 2JR

 Erect outbuilding to rear (Retrospective)
- f) LOS/17/0220 SOS/17/01566/FUL (THAMES WARD) 114 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2RH Demolish existing conservatory, extend existing ground floor, single storey rear extension and raised terrace
- g) LOS/17/0224 SOS/17/01587/ FULH (ST. JAMES' WARD)

 18 ELLENBROOK CLOSE, LEIGH ON SEA, ESSEX SS9 3DY

 Erect single storey rear extension with dormer to rear (Amended Proposal)
- h) LOS/17/0227 SOS/17/01649/FUL (LEIGH ROAD WARD)

 7B GRAND PARADE, LEIGH ON SEA, ESSEX SS9 1DX
 Install front balcony to first floor flat
- 118. The Committee **NOTED** the following Lawful Development Certificates:
 - a) SOS/17/01467/CLP (HIGHLANDS WARD)
 20 BARNARD ROAD, LEIGH ON SEA, ESSEX SS9 3PH
 Hip to gable roof extension to form habitable accommodation in roof with dormer and Juliette balcony to rear and roof-light to front (Lawful Development Certificate Proposed)
 - b) SOS/17/01494/CLP (ST. CLEMENT'S WARD)
 11 EAST STREET, LEIGH ON SEA, ESSEX SS9 1QF
 Hip to gable roof extension to form habitable accommodation in roof with dormer to rear and roof-lights to front (Lawful Development Certificate Proposed)
- 119. The Committee had no **OBJECTION** to the Southend-on-Sea Borough Council (various roads) (stopping, waiting, loading and unloading prohibitions and restrictions, parking places and permit parking zones) (consolidation) order 2016 (amendment no.3) order 2017.

The meeting closed at 8.41pm