

Leigh-on-Sea Town Council

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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 9th JANUARY 2018 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Richard Herbert, Patrick Fox, Valerie Morgan, Caroline Parker and Jane Ward.

In Attendance: Abbie Cotterell (Assistant Proper Officer) and 2 members of the public.

The meeting opened at 7.30pm

192. APOLOGIES FOR ABSENCE

Cllrs: Donald Fraser and Anita Forde

193. DECLARATION OF MEMBERS' INTERESTS

Cllr V Morgan declared a pecuniary interest in item 5a (Herschell House) as she lives nearby.

Cllr P Fox declared a non-pecuniary interest in item 5s (30 Seaview Road) as he lives in the same Road.

Cllr J Ward declared a non-pecuniary interest in item 5v (15 Kathleen Drive) as she lives in the same Road.

194. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 12th December 2017 were agreed and signed by the Chairman.

195. LICENSING APPLICATIONS

There were none

PLANNING SECTION 1

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

196. LOS/18/0003 SOS/17/02092/FULH **(ST. CLEMENT'S WARD)**36 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 2DN

Raise roof height to form habitable accommodation in roof, install dormer with balcony to rear and alter elevations

Officers Recommendation to Committee (reasons provided in the report): No objection to the application

The Committee discussed the application and RESOLVED TO OBJECT on the following basis:

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 street scene and the area more widely. It is therefore contrary to both the Core Strategy and Development Management policies.

1 member of the public left the meeting

197. LOS/17/0325 SOS/17/02115/FULH (HERSCHELL WARD)
34 PERCY ROAD, LEIGH ON SEA, ESSEX SS9 2LA

Erect single storey side and rear extensions, raise and alter roof height, install gables to front and rear, dormer to rear, roof-light to front and side and alter elevations

Officers Recommendation to Committee (reasons provided in the report): No objection to the application

A member of the public spoke and raised their concerns regarding this application.

The Committee discussed the application and RESOLVED TO OBJECT on the following basis:

The proposed development is an overdevelopment of the existing bungalow and contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents, will harm the character and appearance of the wider area and will lead to a detrimental change of the street scene. The proposal is also in contravention of policy DM1, in that the design quality does not protect the amenity of the site, immediate neighbours and surrounding area having regard to visual enclosure, daylight and sunlight.

There is also some concern that the plans provided are incomplete. There is no mention of the final height of the proposal.

1 member of the public left the meeting

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.

198. LOS/17/0314 SOS/17/01999/FULH **(ELMS WARD)**

27 STATION ROAD, LEIGH ON SEA, ESSEX SS9 1ST

Replace existing 2M high fence with boundary wall to south boundary of rear garden

Officers Recommendation to Committee: No objection to the application

The Committee discussed the application and RESOLVED NO OBJECTION

199. LOS/17/0317 SOS/17/02060/FUL **(ST. CLEMENT'S WARD)**

98 BROADWAY, LEIGH ON SEA, ESSEX SS9 1AB

Change of use to existing ancillary storage space at basement level, rear of Ground floor and First Floor from (Class A2) to form self-contained flat (Class C3)

Officers Recommendation to Committee (reasons provided in the report): No Objection to the application

The Committee discussed the application and RESOLVED NO OBJECTION

200. LOS/17/0322 SOS/17/02095/FUL **(THAMES WARD)**

146 WESTERN ROAD, LEIGH ON SEA, ESSEX SS9 2PL

Demolish existing semi-detached dwelling and garage, erect two storey detached dwelling-house with basement, dormer to side, balcony to rear, verandah and canopy to side, garage to rear with cycle and bin store

Officers Recommendation to Committee (reasons provided in the report): Object to the application

The application was discussed by the Committee and RESOLVED NO OBJECTION

201. LOS/18/0001 SOS/17/02185/PA3COU (ST. JAMES' WARD)

1143 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3JE
Change use from shop (Class A1) to self- contained flat (Class C3) and a

Change use from shop (Class A1) to self- contained flat (Class C3) and alter elevations (Prior Approval)

Officers Recommendation to Committee: Object to the application

The Committee discussed the application and RESOLVED TO OBJECT on the following basis:

The proposal is set amongst a variety of retail units, which are all in use and part of a dominant streetscene of retail units with flats above. There is no evidence that the retail unit would not be used based on the occupation of other units in the area. The proposed change of use would result in a loss of employment. The site then becomes a 4 bed property with no parking provision whatsoever in an area of limited parking availability due to considerable business use and double yellow lines in adjacent side street where there is a high density of existing residential properties. It is therefore contrary to policies DM11, DM13 and DM15.

202. LOS/18/0002 SOS/17/01971/FUL (ST. JAMES' WARD) 169 MANCHESTER DRIVE, LEIGH ON SEA, ESSEX SS9 3EX

Demolish existing bungalow, erect 2 new detached dwelling- houses with associated parking and form vehicular access onto Blenheim Crescent

Officers Recommendation to Committee (reasons provided in the report): Object to the application

The Committee discussed the application and RESOLVED TO OBJECT on the following basis:

The proposed development would result in a loss of a bungalow in an area which is predominantly bungalows on both sides of the road. The plot would now have a development of 2 houses both 4 bedrooms as opposed to 1x2 bedroom bungalow. This is in direct contravention of Policy DM3. The conversion would have an adverse impact upon the living conditions and amenity of neighbouring residents, it will harm the character and appearance of the wider area and will lead to a detrimental change of the street's function in that area and creates an unacceptable juxtaposition within the street scene that would harm the character and appearance of that area. Additionally it will result in a net loss of housing accommodation suitable for the needs of older residents.

203. LOS/18/0005 SOS/17/02068/FULH (ST. CLEMENT'S WARD)

30 SEAVIEW ROAD, LEIGH ON SEA, ESSEX SS9 1AT

Erect single storey rear and side extension (Amended Proposal)

Officers Recommendation to Committee (reasons provided in the report): Object to the application

The application was discussed by the Committee and RESOLVED TO OBJECT on the following basis:

The amended proposal has only been changed by 1 meter. These are terraced houses in a conservation area sloping to the south and so are stepped and the style of the proposed extension

will have a significant impact on the neighbouring property to the south of it by nature of its Edwardian style. the property has already been extended to the rear and the roof - significantly more than neighbouring properties. The extension by reason of size, siting and depth will result in a loss of light and create an undue sense of enclosure to the detriments of neighbouring properties.

As the alterations to the previously refused application have not significantly changed (the drawings on the SBC planning portal are the exact same ones). This remains an extension by reason of the overall size and scale detrimental to the character and appearance of the existing dwellinghouse and the Leigh Cliff Conservation Area, which is contrary to Southend Borough Council's Development Management Document policies DM1, DM3 and DM5.

204. LOS/18/0008 SOS/17/02154/FUL (ST. JAMES' WARD)
15 KATHLEEN DRIVE, LEIGH ON SEA, ESSEX SS9 3EN

Erect dwelling-house with dormers to sides, layout parking to front and form vehicular access onto Kathleen Drive

Officers Recommendation to Committee (reasons provided in the report): Object to the application

The Committee discussed the application and RESOLVED NO OBJECTION

205. LOS/18/0009 SOS/17/02225/PA3COU (ST. CLEMENT'S WARD)

STORAGE BUILDING ADJACENT 6 WEST STREET, LEIGH ON SEA, ESSEX SS9 1QG

Change of use from storage or distribution buildings (Class B8) to dwelling-house (Class C3) (Prior Approval)

Officers Recommendation to Committee (reasons provided in the report): No objection to the application

The application was discussed by the Committee and **RESOLVED TO OBJECT** on the following basis:

This proposal is backland/infill development. In view of where the property is situated it would create a detrimental impact on neighbouring residents and contrary to Policy DM3 particularly as there is no confirmation that it meets the parking standards – studio 1 space.

206. LOS/18/0011 SOS/17/02205/FUL (THAMES WARD)
1356 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2UH

Install weatherboard cladding to ground floor front and side extension (Retrospective)

Officers Recommendation to Committee: No objection to the application

The Committee discussed the application and RESOLVED TO OBJECT on the following basis:

The proposed development is out of keeping and detrimental to the character and appearance of the host property, the street scene and the area more widely. It is therefore contrary to both the Core Strategy and Development Management policies.

- 207. The Committee has **NO OBJECTIONS** to the following applications
 - a) LOS/17/0312 SOS/17/00864/FUL (ST. CLEMENT'S WARD)
 <u>HERSCHELL HOUSE, 87 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR</u>
 Engineering operations relating to the changing of ground levels, erect gabion walls, form terrace and steps and hard and soft landscaping including fell one Sycamore tree (Part- Retrospective)
 - b) LOS/17/0313 SOS/17/02042/FULH (ST. CLEMENT'S WARD)
 14 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX SS9 2DU

 Install bi-folding doors to rear and render dwelling-house, install cladding and roof lantern to single storey side extension and form additional parking space (Retrospective)
 - c) LOS/17/0315 SOS/17/01011/AMDT (ST. CLEMENT'S WARD)

7A BROADWAY, LEIGH ON SEA, ESSEX SS9 1PA

Application to vary condition 2(Approved Plans) (Minor material amendment of Planning application 14/01130/FUL dated 09.10.2014

d) LOS/17/0316 SOS/17/02050/FULH **(THAMES WARD)**

89 THAMES DRIVE, LEIGH ON SEA, ESSEX SS9 2XG

Erect first floor side/rear extension over existing garage, alter front elevation and convert garage into habitable accommodation

e) LOS/17/0319 SOS/17/02011/FUL **(ST. JAMES WARD)**MANCHESTER DRIVE ALLOTMENTS, MANCHESTER DRIVE, LEIGH ON SEA, ESSEX SS9

Extend existing outbuilding to side and layout additional parking

f) LOS/17/0320 SOS/17/02137/FULH (LEIGH ROAD WARD)

29 WOODFIELD GARDENS, LEIGH ON SEA, ESSEX SS9 1EW

Erect single storey rear extension

g) LOS/17/0321 SOS/17/02119/FUL (HERSCHELL WARD)

46 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2NB

Erect single storey side/rear extension to ground floor flat, convert garage into habitable accommodation and install disabled access lobby platform lift at front

h) LOS/17/0323 SOS/17/02109/FULH (HERSCHELL WARD)

210 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2LP

Erect single storey rear extension and alter side elevation

i) LOS/17/0324 SOS/17/02094/FULH (HIGHLANDS WARD)
18 VARDON DRIVE, LEIGH ON SEA, ESSEX SS9 3SR

Erect single storey rear extension (Retrospective)

j) LOS/18/0004 SOS/17/02084/FUL **(ST. CLEMENT'S WARD)**

95 BROADWAY, LEIGH ON SEA, ESSEX SS9 1PG

Remove unauthorised UPVC windows to first, second and third floor front elevation and replace with slim-line double glazed timber casement windows

k) LOS/18/0006 SOS/17/02152/FUL (HERSCHELL WARD)

ST MICHAELS' PREPARATORY SCHOOL, 198 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9
2LP

Erect single storey extension to front with external lift to side

I) LOS/18/0007 SOS/17/02051/FULH (HERSCHELL WARD)
39 WESTERN ROAD, LEIGH ON SEA, ESSEX SS9 2PR

Erect part single/ part two storey rear extension and alter rear elevation

m) LOS/18/0010 SOS/17/02098/FULH (THAMES WARD)

22 TATTERSALL GARDENS, LEIGH ON SEA, ESSEX SS9 2QT Erect car port to side

208. The Committee **NOTED** the following General Permitted Development Application:

a) LOS/17/0318 SOS/17/02153/GPDE (HIGHLANDS WARD)

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

A single storey rear extension extending 5.5M beyond the rear wall of the dwelling, with a maximum height of 2.8M and an eaves height of 2.6M. The extension would be joined to an existing enlargement of the dwelling-house and the total enlargement would extend 5.5M beyond the rear wall of the original dwelling, have a maximum height of 2.8Mand an eaves height of 2.6

209. The Committee **NOTED** the following Lawful Development Certificates:

a) SOS/17/01772/CLP (HIGHLANDS WARD)
 28 ABERDEEN GARDENS, LEIGH ON SEA, ESSEX SS9 3RH
 Single storey side extension and alter elevations (Lawful Development Certificate- Proposed)

b) SOS/17/02256/CLP (HIGHLANDS WARD) 1594 LONDON ROAD, LEIGH ON SEA, ESSEX SS9

Single storey rear extension, hipped to Dutch hip roof extensions with dormer and Juliette balcony to rear and alter elevations (Lawful Development Certificate – Proposed)

- 210. The Committee **NOTED** the following Appeals:
 - a) LOS/17/0034 SOS/17/00234/REFN
 HAYDON HOUSE, 10 UNDERWOOD SQUARE, LEIGH ON SEA, ESSEX SS9 3PB
 Demolish existing dwelling house and creek 4 two storous dwelling houses, form vehicular a

Demolish existing dwelling house and erect 4 two storey dwelling houses, form vehicular accesses onto Underwood Square.

The meeting closed at 8.49pm