

# Leigh-on-Sea Town Council

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Chairman: Cllr Valerie Morgan Vice-Chairman: Jill Healey Town Clerk: Helen Symmons

# MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE TUESDAY 14<sup>th</sup> AUGUST 2018 LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Gerry Glover and Valerie Morgan

In Attendance: Abbie Cotterell (Assistant Proper Officer), 6 members of the public

# The meeting opened at 7.30pm

## 71. APOLOGIES FOR ABSENCE

Cllrs: John Duprey, Keith Evans, Patrick Fox, Fr. Clive Hillman & Caroline Parker

# 72. DECLARATION OF MEMBERS' INTERESTS

Cllr Morgan declared a non-pecuniary interest in agenda item 5H as the applicant is known to her

73. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 24<sup>th</sup> July 2018 were agreed and signed by the Chairman.

# **PLANNING SECTION 1**

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

74. LOS/18/0246 SOS/18/01063/FUL (HIGHLANDS WARD) <u>HAYDON HOUSE, 10 UNDERWOOD SQUARE, LEIGH ON SEA, SS9</u> Erect three dwelling-houses incorporating garages, layout parking to front and form vehicular

accesses on to Underwood Square (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as although there has been a reduction in the size of the houses proposed on this land, it would still potentially be 25 people living in the 3 properties. This would have major impact on the structure of such a highly residential area and with only 6 parking spaces, place demands on an area with existing parking stress.

The Committee recognise that the site will be built on but question the need for  $2 \times 5$  bedroom homes across 3 levels. The houses of the design of House C would be more in keeping with the style of the existing residential properties in the area. In the Committee's opinion an application to build  $3 \times 4$  bedroom houses might be better supported.

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, and the street scene drawing did not indicate a lower roof line of House C.

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. The Council need assurances that the infrastructure will be able

to cope with the high volumes of waste/foul water from 2 x 5 bedroomed houses and 1 x 4 bedroom house 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).

#### 4 members of the public left the meeting

75. LOS/18/0248 SOS/18/01445/FUL <u>42 QUEEN'S ROAD, LEIGH ON SEA, ESSEX SS9 1BA</u>

Erect two storey side extension and extend existing rear terrace incorporating garden room at basement level, install roof-lights to side, alter elevations and layout parking to front and install vehicle access onto Queen's Road

The application was discussed by the Committee and **RESOLVED NO OBJECTION** 

2 members 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.

76. LOS/18/0239 SOS/18/01377/FULH 10 GRAND DRIVE, LEIGH ON SEA, ESSEX SS9 1BG Erect second and third floor rear extension with balconies (ST. CLEMENT'S WARD)

(HIGHLANDS WARD)

(ST. CLEMENT'S WARD)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the proposed rear extension and balconies would be obtrusive and overlooking to the properties at the rear.

By overlooking the properties to the rear it would result in an unacceptable increased loss of privacy to the detriment of the neighbour's amenities, which is contrary to policy DM1.

77. LOS/18/0242 SOS/18/00751/FUL <u>1719 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2ST</u> Install roller shutter to shopfront (Retrospective)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the proposal for roller shutters is contrary to Policy DM13 – Shopping Frontage (1) as no other units in the nearby area have this type of shutter system installed. It will therefore change the character of the frontage and certainly will not enhance it.

78. LOS/18/0243 SOS/18/01352/FUL (ST. CLEMENT'S WARD) <u>141 BROADWAY, LEIGH ON SEA, ESSEX SS9 1PJ</u> Erect second floor extension to form additional restaurant and storage with roof terrace to front

The application was discussed by the Committee and **RESOLVED NO OBJECTION** 

79. LOS/18/0244 SOS/18/00876/FUL (ST. CLEMENT'S WARD) <u>98 BROADWAY, LEIGH ON SEA, ESSEX SS9 1AB</u> Change of use of ground floor shop (Class A1) and residential basement (Class C3) into studio/workshop (Class D1) and alter front elevation The application was discussed by the Committee and RESOLVED NO OBJECTION

80. LOS/18/0251 SOS/18/01421/FULH (LEIGH ROAD WARD) SEABRINK 1-9 46 UNDERCLIFF GARDENS, LEIGH ON SEA, ESSEX SS9 1EA Install part cladding/ part render to south elevation of east block

The application was discussed by the Committee and RESOLVED NO OBJECTION

81. LOS/18/0252 SOS/18/01425/FULH (LEIGH ROAD WARD) SEABRINK 1-9 46 UNDERCLIFF GARDENS, LEIGH ON SEA, ESSEX SS9 1EA Install part cladding/ part render to south elevation of west block

The application was discussed by the Committee and RESOLVED NO OBJECTION

82. LOS/18/0260 SOS/18/01443/AMDT (ELMS WARD) THE SARAH MOORE PUBLIC HOUSE, 57-59 ELM ROAD, LEIGH ON SEA, ESSEX SS9 1SP Application to vary condition 02 (Approved Plans) and condition 04 (Acoustic Mitigation Installation) erect dividing canopy to front between public house and entrance access (Minor Material amendment of planning permission 16/01572/FUL dated 11.01.2017)

The application was discussed by the Committee and RESOLVED TO OBJECT to the minor material amendment. Further information needs to be provided with regards to the aluminium profile to canopy.

By installing an aluminium canopy it could be in contravention to policy DM1 as it does not add to the overall quality of the site and respect the character of the site, its local context and surroundings in terms of its architectural approach.

(LEIGH ROAD WARD) 83. LOS/18/0262 SOS/18/01522/PA3COU 149 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1JF Change of use of first and second floors from offices (Class B1) (A)) into two self-contained flats (Class C3) (Prior Approval)

The application was discussed by the Committee and RESOLVED NO OBJECTION

- 84. The Committee has **NO OBJECTIONS** to the following applications
- a) LOS/18/0240 SOS/18/01345/FUL (HERSCHELL WARD) 57A BURNHAM ROAD, LEIGH ON SEA, ESSEX SS9 2JR Install balcony with glass balustrade to rear and erect external staircase to side
- b) LOS/18/0241 SOS/18/01357/AMDT (LEIGH ROAD WARD) 71 CLIFFSEA GROVE, LEIGH ON SEA, ESSEX SS9 1NG Application to vary Condition 02 (Approved Plans) replace numbers 2017/01, 2017/1012 and 2017/1013 with plan numbers 2017/101 Rev A, 2017/1012 Rev A (Minor Material Amendment to Planning Permission 17/00755/FULH DATED 17.07.2017 to alter and extend roof from hip to gable at front, extend roof to side, erect single storey front and rear extensions and alter elevations (Amended Proposal)
- c) LOS/18/0245 SOS/18/01364/FULH (HERSCHELL WARD) 35 HERSCHELL ROAD, LEIGH ON SEA, ESSEX SS9 2NH Erect single storey side and rear extension studio/workshop (Class D1) and alter front elevation
- d) LOS/18/0247 SOS/18/01405/FULH (HERSCHELL WARD) 26 HERSCHELL ROAD, LEIGH ON SEA, ESSEX SS9 2NH Install balcony to rear dormer
- SOS/18/01416/FULH e) LOS/18/0249 (BONCHURCH WARD) 64 TANKERVILLE DRIVE, LEIGH ON SEA, ESSEX SS9 3DF

Erect single storey rear extension

- LOS/18/0250 SOS/18/01402/FULH (HERSCHELL WARD) f) 44 WESTCLIFF DRIVE, LEIGH ON SEA, ESSEX SS9 2LB Reduce ridge height, erect hip to gable roof extensions to sides, install dormer to rear with Juliette balcony, erect single storey side and rear extensions and alter elevations g) LOS/18/0256 SOS/18/01318/FULH (THAMES WARD) 9 COTTESMORE GARDENS, LEIGH ON SEA, ESSEX SS9 2TF Erect single storey side and rear extension h) LOS/18/0257 SOS/18/01413/FULH (BONCHURCH WARD) 48 BELFAIRS DRIVE, LEIGH ON SEA, ESSEX SS9 3AA Erect single storey rear extension i) LOS/18/0258 SOS/18/01463/FULH (LEIGH ROAD WARD) 11 GRAND PARADE, LEIGH ON SEA, ESSEX SS9 1DX Extend existing dormers to rear, form new entrance to front, install new balcony screens to front and alter elevations LOS/18/0259 SOS/18/01460/FULH (BONCHURCH WARD) j) 56 TANKERVILLE DRIVE, LEIGH ON SEA, ESSEX SS9 3DF Erect single storey rear extension (ELMS WARD) k) LOS/18/0261 SOS/18/01457/FUL 65 LEIGHAM COURT DRIVE, LEIGH ON SEA, ESSEX SS9 1PT Erect rear dormer and alter elevations to outbuilding (Retrospective)
- 85. The Committee noted all other items on the agenda

The meeting closed at 8.46pm