

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

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE TUESDAY 28th AUGUST 2018 LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), John Duprey, Keith Evans, Gerry Glover, Valerie Morgan and Caroline Parker

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

The meeting opened at 7.30pm

86. APOLOGIES FOR ABSENCE

Cllrs: Patrick Fox and Fr. Clive Hillman

87. DECLARATION OF MEMBERS' INTERESTS

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

88. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 14th August 2018 were agreed and signed by the Chairman.

PLANNING SECTION 1

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

89. LOS/18/0278 38 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX SS9 2DU

SOS/18/01529/FULH

(ST. CLEMENT'S WARD)

Erect two storey front and side extension, two storey rear extension and single storey rear extension

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.

90. LOS/18/0264 SOS/18/01483/FULH **(THAMES WARD)**

36 THAMES DRIVE, LEIGH ON SEA, ESSEX SS9 2XD

Hipped to gable roof extension and erect dormer to rear to form habitable accommodation in roof, install roof-lights to front

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the proposed hipped to gable roof extension and rear dormers would be obtrusive and overlooking to the neighbouring 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 neighbours' amenities, which is contrary to policy DM1. In view of where the property is situated it would also harm the character and appearance of the wider area and will lead to a detrimental change of the street scene.

91. LOS/18/0265 SOS/18/01325//FULH **(ELMS WARD)**

44B GLENDALE GARDENS, LEIGH ON SEA, ESSEX SS9 2AS

Erect first floor extension to front and side and alter elevations

The application was discussed by the Committee and **RESOLVED TO OBJECT** as this proposal is considered backland/infill development, as well as being a complete overdevelopment of the plot. In view of where the property is situated it would harm the character and appearance of the wider area, which is therefore contrary to Policy DM3. It would also result in unacceptable detrimental harm to the residential amenity of the future occupiers.

92. LOS/18/0270 SOS/18/01406/FUL **(THAMES WARD)**

1428 LONDON ROAD, LEGH ON SEA, ESSEX SS9 2UL

Erect second floor to form self-contained flat and install new external staircase to rear

The application was discussed by the Committee and RESOLVED NO OBJECTION

93. LOS/18/0268 SOS/18//01459/FUL (HIGHLANDS WARD)

38 WOODLANDS PARK, LEIGH ON SEA, ESSEX SS9 3TY

Demolish existing dwelling-house, erect two storey detached dwelling-house and layout hardstanding to front.

The application was discussed by the Committee and **RESOLVED NO OBJECTION**, but would request that traditional bricks are used, as cladding would be out of keeping with the street scene.

94. LOS/18/0274 SOS/18/01505/FULH (HIGHLANDS WARD)

24 EATON ROAD, LEIGH ON SEA, ESSEX SS9 3PF

Erect two storey side extension, alter and extend roof to convert loft into habitable accommodation, dormers to front and rear and alter elevations (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The Committee have noted that the dormers have been amended slightly, but are still considered an overdevelopment, out of keeping and would overlook the neighbours to the rear.

The alterations and additions to the building do not make a positive contribution to the surrounding area. The development is overbearing and is not respectful and subservient. It is therefore contrary to Policy DM3 but also to Policy DM1 in that it does not protect the amenity of its immediate neighbours having regard to privacy and overlooking.

95. LOS/18/0275 SOS/18/01431/FUL **(ST. CLEMENT'S WARD)**

22-24 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 2DN

Part demolish 24 Leigh hill and erect 3 storey side and rear extensions to part rebuild 22, 24, 26 Leigh Hill, change of use of basement and ground floor from retail (Class A1) to office (Class B1) and form three self-contained flats, (Class C3) at first, second and third floors, construct raised terrace to rear at ground floor, balconies to rear at first, second and third floors, layout parking, refuse and cycle storage at basement level and alter elevations (Amended Proposal)

The application was discussed by the Committee and RESOLVED NO OBJECTION

96. LOS/18/0284 SOS/18/01481/FULH (LEIGH ROAD WARD)

66 CLIFFSEA GROVE, LEIGH ON SEA, ESSEX SS9 1NQ

Erect part single/ part two storey side/ rear extension and alterations to side and rear elevations (Amended Proposal)

The application was discussed by the Committee and RESOLVED NO OBJECTION

97. LOS/18/0246 SOS/18/01063/FUL **(HIGHLANDS WARD)**

HAYDON HOUSE, 10 UNDERWOOD SQUARE, LEIGH ON SEA, SS9

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 2×5 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 3×4 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).

- 98. The Committee has **NO OBJECTIONS** to the following applications
- a) LOS/18/0263 SOS/18/00687/FUL (LEIGH ROAD WARD)
 100 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1BU
 Change of use from shop (Class A1) to restaurant/café (Class A3)
- b) LOS/18/0266 SOS/18/01429/FUL (LEIGH ROAD WARD)

 198-200 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1BS
 Install ATM cash machine to front elevation
- c) LOS/18/0267 SOS/18/01429/FUL (LEIGH ROAD WARD)

 198-200 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1BS

 Install internally illuminated ATM fascia and collar surround to front elevation
- d) LOS/18/0269 SOS/18/01460/FULH (BONCHURCH WARD)

 56 TANKERVILLE DRIVE, LEIGH ON SEA, ESSEX SS9 3DF

 Erect single storey rear extension
- e) LOS/18/0271 SOS/18/01457/FUL (ELMS WARD)
 65 LEIGHAM COURT DRIVE, LEIGH ON SEA, ESSEX SS9 1PT
 Erect rear dormer and alter elevations to outbuilding
- f) LOS/18/0272 SOS/18/01463/FUL (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

g) LOS/18/0273 SOS/18/01514/FULH (HIGHLANDS WARD) 9 BUXTON SQUARE, LEIGH ON SEA, ESSEX SS9 3UD Erect single storey side extension and single storey rear extension

- h) LOS/18/0276 SOS/18/01468/FULH (HIGHLANDS WARD)

 50 HENRY DRIVE, LEIGH ON SEA, ESSEX SS9 3QF

 Erect single storey rear extension
- i) LOS/18/0277 SOS/18/01449/FUL (ELMS WARD)
 ELMWORKS STUDIOS 7, GLENDALE GARDENS, LEIGH ON SEA, ESSEX SS9 2AP
 Erect roof extension to form first floor studio space
- j) LOS/18/0279 SOS/18/01452/FULH (HIGHLANDS WARD) 1 GREEN COURT, LEIGH ON SEA, ESSEX SS9 3FA Erect single storey rear extension
- k) LOS/18/0280 SOS/18/01381/FUL (ELMS WARD)
 32 FAIRLEIGH DRIVE, LEIGH ON SEA, ESSEX SS9 2JA
 Convert flats into single dwelling-house, erect single storey side and rear extension and dormer to side, form vehicular access onto Fairleigh Drive
- LOS/18/0281 SOS/18/01487/FULH (THAMES WARD)
 48 TATTERSALL GARDENS, LEIGH ON SEA, ESSEX SS9 3QT
 Erect single storey rear extension, install raised decking to rear with 1.8M privacy screening to sides and alter elevations (Amended Proposal)
- m) LOS/18/0282 SOS/18/01520/FULH (BONCHURCH WARD)

 112 KINGSWOOD CHASE, LEIGH ON SEA, ESSEX SS9 3BG

 Erect single storey side and rear extension
- n) LOS/18/0283 SOS/18/01507/FULH (BONCHURCH WARD)

 CONIFERS, 55 EASTWOOD ROAD, LEIGH ON SEA, ESSEX SS9 3AH

 Erect ground floor /part first floor rear extension with terrace area and glazed balcony at rear
- LOS/18/0287 SOS/18/01559/FULH (HIGHLANDS WARD)
 <u>5 BUXTON SQUARE, LEIGH ON SEA, ESSEX SS9 3UD</u>
 Raise roof height, erect two storey side extension, part single/part two storey rear extension, single storey side extension, install dormer to rear, porch to front and alter elevations (Amended Proposal)
- 99. The Committee noted all other items on the agenda

The meeting closed at 7.56pm