

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 23rd OCTOBER 2018 LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Cllrs: Paul Gilson and Carole Mulroney, Abbie Cotterell (Assistant Proper Officer) and 2 members of the public

The meeting opened at 7.36pm

120. APOLOGIES FOR ABSENCE

Cllrs: Fr Clive Hillman and Caroline Parker

121. DECLARATION OF MEMBERS' INTERESTS

Cllr Mulroney declared a non-pecuniary interest as a Southend Borough Councillor on Development Control Committee but took no part in the meeting.

122. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 9th October 2018 were agreed and signed by the Chairman.

123. LICENSING APPLICATIONS

The Committee noted both reports regarding Licensing on the agenda

PLANNING SECTION 1

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

120. LOS/18/0329 SOS/18/01781/FUL (BONCHURCH WARD)
1333 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2AD

Convert part of ground floor storage to rear (Class B8) and erect first floor rear extension to form one self-contained flat (Class C3) with balconies to side, alter elevations, layout parking space and install vehicular access on to Tankerville Drive (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as it is an overdevelopment of the existing building and contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents and it will harm the character and appearance of the wider area.

There is also some concern that the two existing flats are currently listed on Air BnB which is an intensification of the use. If an additional flat was listed on AirBnB it would cause additional parking issues with guests coming and going, in an area already suffering from parking stress.

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.

127. LOS/18/0324 SOS/18/01854/FULH (HIGHLANDS WARD)
129 HIGHLANDS BOULEVARD, LEIGH ON SEA, ESSEX SS9 3TH

Hip to gable roof extension to front and rear elevations, install dormers to side elevations, extend roof to front and alter elevations

The application was discussed by the Committee and RESOLVED NO OBJECTION

128. LOS/18/0330 SOS/18/01771/FULH (HERSCHELL WARD)
40 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2DY

Hip to gable roof extension with juliette balcony to side, install dormer to rear, erect part single/ part two storey rear extension, erect single storey side extension and alter elevations. Install external staircase to front with glass balustrade, layout parking to front and install vehicular access onto Hadleigh Road.

The application was discussed by the Committee and RESOLVED NO OBJECTION

129. LOS/18/0332 SOS/18/01857/FUL (LEIGH ROAD WARD)
58 LEIGH CLIFF ROAD, LEIGH ON SEA, ESSEX SS9

Erect porch to front and side, erect two storey side/rear extension with juliette balconies, raise roof height and extend to form additional self-contained flat, erect two dormer windows to side and one dormer window to front, install roof lights to side and alterations to parking layout to front

The application was discussed by the Committee and it was unclear what the difference was between this application and the one which was submitted in 2016 which permission was granted for. The Chairman will make contact with the Case Officer at Southend Borough Council following the meeting to confirm.

As the application stands, the Committee RESOLVED NO OBJECTION, but if any significant information becomes apparent after the Chairman has made contact with Southend Borough Council the Committee have **RESOLVED** that the Chairman in consultation with the Town Clerk can consider the application under delegated authority (SO 31).

130. LOS/18/0333 SOS/18/01771/FULH

121 BROADWAY, LEIGH ON SEA, ESSEX SS9 1PG
Install ATM to shop front

(ST CLEMENTS WARD)

131. LOS/18/0334 SOS/18/01860/ADV (ST CLEMENTS WARD)

121 BROADWAY, LEIGH ON SEA, ESSEX SS9 1PG
Install internally illuminated fascia surround to ATM

The Committee looked at both applications together and **RESOLVED TO OBJECT** as the size of the ATM would be out of keeping and would have a detrimental effect on the Conservation Area. It was also felt an additional ATM was not required, as there are currently 8 ATMS already installed within close proximity to this address.

The Committee also felt not enough information was supplied on what sort of lighting and the brightness of the illuminated fascia was provided.

132. The Committee had **NO OBJECTION** to the following applications:

• LOS/18/0322 SOS/18/01772/AMDT (LEIGH ROAD WARD)

10 LORD ROBERTS AVENUE, LEIGH ON SEA, ESSEX SS9 1NE

Application to vary condition 02 (Approved Plans)(Minor Material amendment of planning permission 18/00353/FULH-Erect two storey side extension and single storey rear extension (Amended Proposal) dated 24.4.18)

LOS/18/0323 SOS/18/01811/FUL (BONCHURCH WARD)
 SOUTHEND KEBAB AND PIZZA HOUSE 1305 LONDON ROAD, LEIGH ON SEA, ESSEX SS9
 2AD

Erect two storey rear extension and install dormers to sides to form two additional self contained flats and alter front elevation

LOS/18/0325 SOS/18/01840/FULH (THAMES WARD)
 24 CRESCENT ROAD, LEIGH ON SEA, ESSEX SS9 2PF

Erect single storey rear extension

LOS/18/0326
 SOS/18/01871/PA3COU (LEIGH ROAD WARD)

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

Convert first floor from office (Class A2) to two self-contained flats (Class C3) (Prior Approval)(Amended Proposal)

• LOS/18/0327 SOS/18/01845/FULH (HIGHLANDS WARD)

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

Erect two storey side extension with integral garage, infill extension to front at first floor, alter and extend roof to porch and alter elevations

• LOS/18/0328 SOS/18/01741/AMDT **(ELMS WARD)**

BELLINI 1008-1012 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3NE

Application to remove condition 01 (Before the use commences, parking and loading/unloading areas shall be provided on hardstandings within the curtiliage of the site) (Minor Material Amendment to Planning Permission 84/0034 Conversion of private members club to public house, including single and two storey extensions at side and rear, dormer windows at front, layout out of car park, formation of vehicular accesses into London Road and Oakleigh Park Drive dated 27.03.1984)

LOS/18/0335 SOS/18/01865/FUL (HIGHLANDS WARD)
 22A WOODFIELD GARDENS, LEIGH ON SEA, ESSEX SS9 1EW

Alter existing hipped roof to form flat roof to front/side elevation

LOS/18/0336
 SOS/18/01888/FULH
 (HIGHLANDS WARD)

14 SUTHERLAND BOULEVARD, LEIGH ON SEA, ESSEX SS9 3PS Erect single storey rear extension and first floor front/side extension

LOS/18/0337
 SOS/18/01889/AMDT
 (ELMS WARD)

129 LEIGH HALL ROAD, LEIGH ON SEA, ESSEX SS9 1QY

Application to vary condition 02 (Approved Plans) (Minor Material amendment to planning permission 16/01601/FUL Demolish existing bungalow and erect a pair of semi detached dwellinghouses and lay out hardstanding (Amended Proposal) dated 10.11.2016)

LOS/18/0338
 SOS/18/01891/FUL
 (THAMES WARD)

1376 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2UH

Change of use from retail (Class A1) to Sui Generis (Class A4 micro bar and Class A1 retail) and layout seating area to front (Retrospective)

133. The Committee noted all other items on the agenda

The meeting closed at 8.05 pm