

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 15th JANUARY 2019
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Valerie Morgan (Chairman), Keith Evans, Paul Gilson and Caroline Parker (from minute 171)

In Attendance: Abbie Cotterell (Assistant Proper Officer), 9 members of the public and Southend Borough Councillor Bernard Arscott

The meeting opened at 7.30pm

- 166. In the Chairman and Vice Chairman's absence, Cllr Morgan as Chairman of the Council chaired the meeting and undertook the appropriate housekeeping announcements.
- 167. APOLOGIES FOR ABSENCE

Cllrs: John Duprey, Patrick Fox, Gerry Glover and Jill Healey

168. DECLARATION OF MEMBERS' INTERESTS

Cllr V Morgan declared a non-pecuniary interest in item 6W (Development Land, Underwood Square) as the applicant is known to her.

169. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 11th December 2018 were agreed and signed by the Chairman.

170. LICENSING APPLICATIONS

There were none

Cllr Parker joined the meeting

PLANNING SECTION 1

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

171. LOS/18/0408 SOS/18/02176/FULH (ST. CLEMENT'S WARD)
38 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX SS9 2DU

Erect two storey front extension, single storey side and rear extensions, raised patio to rear, alter roof to existing rear extension and alter elevations (Amended Proposal)

The application was discussed by the Committee following representations by the applicant and an objector and **RESOLVED TO OBJECT** as the rear extension on the amended application would still overlook the residents to the rear of the property, appearing over dominant, causing a sense of enclosure, overlooking and an invasion of privacy. This is in contravention of policies DM1 and DM3 of the development management document.

4 members of the public left the meeting

172. LOS/19/0008 SOS/18/02277/FULH (HERSCHELL WARD)
85 WESTERN ROAD, LEIGH ON SEA, ESSEX SS9 2PT

Erect two storey side extension and part ground/part first floor rear extension to form two additional self-contained flats, layout parking to front, communal amenity space, cycle and refuse stores to rear, alter rear elevation and extend vehicular access onto Western Road (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the changes have been insufficient and our original objection still remains. Additionally, numerous letters of objection had been received.

This proposal is considered back-land/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 and will lead to a detrimental change of the street scene.

4 members of the public left the meeting

Cllr Parker took over as Chairman of the meeting for the duration of the meeting

173. LOS/19/0009 SOS/18/02308/FUL (HIGHLANDS WARD)
DEVELOPMENT LAND, UNDERWOOD SQUARE, LEIGH ON SEA, ESSEX SS9 3PB

Erect dwelling-houses, layout parking to front and form vehicular access on to Underwood Square (Amended Proposal)

The application was discussed by the Committee and whilst the Committee did not object, concerns were raised regarding the number of previous applications. It is thought that the applicant might drip feed parts of this development to have a higher chance of achieving planning permission for what was originally intended for the site.

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.

174. LOS/18/0404 SOS/18/01882/FULH (ELMS WARD)

49 SOUTHSEA AVENUE, LEIGH ON SEA, ESSEX SS9 2AX
Install dormer to rear with Juliette balcony (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as no significant changes have been made to the application. The development is also out of keeping with the character and appearance of the dwelling and would have a detrimental impact on the design and character of the immediate surrounding area. It is therefore contrary to Policies DM1 and DM3.

175. LOS/18/0406 SOS/18/02207/FULH **(ELMS WARD)**29 VICTORIA ROAD, LEIGH ON SEA, ESSEX SS9 1AU

Erect hip to gable roof extension with dormer to rear, install roof-lights to front and convert loft into habitable accommodation

The application was discussed by the Committee and **RESOLVED TO OBJECT** as this is an overdevelopment of the plot and contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents, as well being out of keeping with the conservation area.

176. LOS/18/0410 SOS/18/02250/FULH (HIGHLANDS WARD)
50 OLIVE AVENUE, LEIGH ON SEA, ESSEX SS9 3PU

Hip to gable roof extension, demolish existing garage to side, erect part single/ part two storey side extension, install dormer with Juliette balcony to rear and alter elevations (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as minimal changes have been made to the original application.

The proposed development by reason of its siting, bulk, scale and location on the western boundary would give rise to a material loss of outlook and be dominant and overbearing to the neighbouring properties to the detriment of their residential amenities. This is contrary to policy DM1 of the development management document.

177. LOS/18/0414 SOS/18/02156/FUL **(THAMES WARD)**27 LEIGH GARDENS, LEIGH ON SEA, ESSEX SS9 2PX

Erect single storey side extension and single storey rear extension install decking to rear. Erect outbuilding for use as office/studio at rear

The application was discussed by the Committee and **RESOLVED TO OBJECT** as this is an overdevelopment of the plot and contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents

There was also some concerns as to what sort of studio would be erected to the rear and whether it would cause any additional parking stress in an area already suffering.

178. LOS/18/0415 SOS/18/02256/FULH (ELMS WARD)

DONNY BROOK 24 STATION ROAD LEIGH ON SEA, ESSEX SS9 1SU

Demolish existing bungalow and erect a pair of semi-detached dwelling-houses, layout parking to front and install vehicular accesses onto Station Road

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the design is incongruous to the street scene and overly dominant.

The design quality will not add to the overall quality of the area and respect the character of the site, its local context and surrounding in terms of its architectural approach, height, scale, materials and landscape setting. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. It is therefore contrary to Policy DM1.

- 179. The Committee had **NO OBJECTION** to the following applications:
 - LOS/18/0405 SOS/18//02232/FULH (THAMES WARD)
 20 COTTESMORE GARDENS, LEIGH ONSEA, ESSEX SS9 2TG
 Erect single storey rear extension and install raised patio to rear
 - LOS/18/0407 SOS/18/02225/FULH (HIGHLANDS WARD)
 1 WARREN ROAD, LEIGH ON SEA, ESSEX SS9 1AU
 Raise and alter roof to existing garage
 - LOS/18/0409 SOS/18/02238/FULH (BONCHURCH WARD)
 26 EASTWOOD ROAD, LEIGH ON SEA, ESSEX SS9 3AB
 Hip to gable roof extension erect part single/part two storey side extension single storey
 - Hip to gable roof extension, erect part single/part two storey side extension, single storey rear extension and convert garage into habitable accommodation
 - LOS/18/0411 SOS/18/02144/BC4 (ST. CLEMENT'S WARD)
 LEIGH CLIFF, RAILWAY AND LAND SOUTH OF CLIFF PARADE LEIGH ON SEA, ESSEX SS9
 1BD

Replace existing fresh water pipe with a 63mm duct enclosing a 32mm pipe

LOS/18/0412 SOS/18/02186/PA3COU (ELMS WARD)
 68 GLENDALE GARDENS, LEIGH ON SEA, ESSEX SS9
 Change of use from hairdressers (Class A1) to dwelling Class C3) (Prior Approval)

LOS/18/0413 SOS/18/02214/FULH (ST. CLEMENT'S WARD)
 16 SEAVIEW ROAD, LEIGH ON SEA, ESSEX SS9 1AT Install vehicular access onto Seaview Road

- LOS/18/0416 SOS/18/02295/FULH (LEIGH ROAD WARD)
 45 DUNDONALD DRIVE, LEIGH ON SEA, ESSEX SS9 1NA Install dormer to front
- LOS/18/0417 SOS/18/02275/AMDT (HERSCHELL WARD)
 34 PERCY ROAD, LEIGH ON SEA, ESSEX SS9 2LA
 Application to vary condition 10 (Window CIL Level) in order to reduce the CIL height of windows to rear (Minor Material Amendment to Planning Permission 18/00380/FUL dated 26.04.2018)
- 180. The Committee discussed the Road Traffic Regulation Act 1984 Appendix 1 and had **NO OBJECTIONS**.
- 181. The Committee noted all other items on the agenda.

The meeting closed at 8.45 pm