

## 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 12th February 2019 LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Keith Evans, Paul Gilson, Valerie Morgan and Caroline Parker (from minute 194)

In Attendance: Abbie Cotterell (Assistant Proper Officer) and Southend Borough Councillor Bernard Arscott

#### The meeting opened at 7.30pm

#### 191. APOLOGIES FOR ABSENCE

Cllrs: John Duprey and Patrick Fox

#### 192. DECLARATION OF MEMBERS' INTERESTS

Cllr Valerie Morgan declared a non-pecuniary interest in item 5K (66 High Street) as a relative lives opposite

Cllr Caroline Parker declared a non-pecuniary interest in item 5G (Oakleigh 22 Flemming Avenue) as she lives in the same road.

#### 193. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 29th January 2019 were agreed and signed by the Chairman.

#### 194. LOCAL PLAN AND ISSUES

It is **RECOMMENDED** that a working group meeting be held late February/early March to consider the issues and options consultation with a view to making a recommendation to Council on the 19<sup>th</sup> March.

Cllr Caroline Parker joined the meeting

#### **PLANNING SECTION 1**

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

There were none

#### **SECTION 2**

APPLICATIONS OF A CONTROVERSIAL NATURE OR WITH IMPLICATIONS FOR LEIGH AS A WHOLE; LARGE SCALE DEVELOPMENTS OR THOSE AFFECTING THE PUBLIC REALM.

195. LOS/19/0025 SOS/18/01820/FULM **(ST CLEMENTS WARD)** 

#### CAR WASH 120 BROADWAY, LEIGH ON SEA, ESSEX SS9 1AA

Demolish existing buildings and erect 5 storey building comprising of 17 self-contained flats with balconies and amenity space, 272 sq.m of commercial retail floorspace (Class A1) at ground floor level, layout landscaping, parking and install vehicular access onto Victor Drive (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as this proposal is a complete overdevelopment of the plot 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's function. It also does not protect the amenity of the site, immediate neighbours and surrounding area, having regard to privacy overlooking, outlook, noise and disturbance and pollution.

In addition it will have a huge impact on the Broadway and the surrounding area. We are aware the application meets the Southend Borough Council parking standards, but we feel that this proposal would cause additional huge amounts of additional parking stress. The deliveries to the ground floor commercial businesses could also cause an issue with blocking the road, as there is no parking available for this.

#### **PLANNING SECTION 3**

APPLICATIONS WHERE THE COUNCIL HAS RECEIVED OBJECTIONS FROM THE PUBLIC OR THAT HAVE BEEN "CALLED IN" BY A COUNCILLOR FOR CONSIDERATION.

196. LOS/19/0031 SOS/18/02411/FUL (BONCHURCH WARD)

OAKLEIGH 22 FLEMMING AVENUE, LEIGH ON SEA, ESSEX SS9 3AW

Demolish existing building, erect dwelling house

The application was discussed by the Committee and RESOLVED NO OBJECTION

197. LOS/19/0032 SOS/18/02412/FUL **(ST JAMES' WARD)** 

KEN JOHNSON HOUSE 1091-1097 LONDON ROAD, LEIGH ON SEA, ESSEX

Change of use of ground floor vacant retail unit (Class A1) to a D2 (Gymnasium) and install air source heat pump and piping to roof and rear elevation

The application was discussed by the Committee and RESOLVED NO OBJECTION

198. LOS/19/0034 SOS/19/00032/FULH (**HIGHLANDS WARD**)

18 VARDON DRIVE, LEIGH ON SEA, ESSEX SS9 3SR

Erect single storey rear extension (Amended Proposal) (Retrospective)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as whilst we had no objection to the first proposal when it was 4m deep, this amended application appears deeper in size than the original. This would have an effect on the neighbouring property, as it would result in an unacceptable loss of light to the main habitable room of the attached property and appear dominant and visually obtrusive to the detriment of the resident amenity of the occupiers.

199. LOS/19/0038 SOS/19/00112/FUL **(ST JAMES' WARD)** 

FLAT A 1143 LONDON ROAD, LEIGH ON SEA, ESSEX SS96 3JE

Erect second floor rear extension with balcony and first floor roof terrace to rear (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the dormer and balcony by reason of their poor design, scale, bulk, height and visibility from the rear visual scene would represent discordant, incongruous and overly dominant features to the detriment of the character and appearance of the host property and the area more widely. The proposal is therefore contrary to policies DM1 and DM3 of the Development Management Document.

200. LOS/19/0045 SOS/19/00082/FULH (THAMES WARD)

**5 MARINE CLOSE LEIGH ON SEA, ESSEX SS9 2RD** 

Erect single storey side and rear extension with roof terrace to rear, erect roof extension with Juliette balcony to rear to form habitable accommodation in roof space and alter front elevation

The application was discussed by the Committee and RESOLVED NO OBJECTION

- 201. The Committee had **NO OBJECTION** to the following applications:
  - LOS/19/0026 SOS/18/01792/ADV (ST CLEMENTS WARD)
     101 BROADWAY, LEIGH ON SEA, ESSEX SS9 1PG
     Install fascia sign and one projecting sign (Retrospective)
  - LOS/19/0027 SOS/19/00009/FULH (ELMS WARD)
     WEST LEIGH BAPTIST CHURCH, LYMINGTON AVENUE, LEIGH ON SEA, ESSEX SS9 2AJ
     Erect porta cabin for use as church hall
  - LOS/19/0028 SOS/19/00031/FULH (ELMS WARD)
     74 CHALKWELL PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1NJ

     Erect single storey side/rear extension, erect dormer to rear and convert loft into habitable accommodation
  - LOS/19/0029 SOS/19/00019/FULH (HERSCHELL WARD)
     41 WESTERN ROAD, LEIGH ON SEA, ESSEX SS9 2PR

     Erect first floor to convert bungalow into a two-storey dwelling house and alter elevations
  - LOS/19/0030 SOS/19/00043/FUL (ELMS WARD)
     26 LYMINGTON AVENUE, LEIGH ON SEA, ESSEX SS9 2AU
     Convert dwelling-house into two self contained flats, erect single storey rear extension, first floor terrace with privacy screens to rear, alter elevations and form bin stores to rear
  - LOS/19/0033 SOS/18/02304/FULH (ST CLEMENTS WARD)
     25 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX SS9 2DU
     Install windows to front and side and door to rear at second floor level
  - LOS/19/0035 SOS/18/02023/FUL (ST CLEMENTS WARD)
     66 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP
     Change of use from Shop (Class A1) to Shop/event space (Sui Generis) and alter east elevation and install bi-folding serving hatch with sliding shutter doors
  - LOS/19/0036 SOS/19/00197/PA3COU (ST JAMES' WARD)
     10A ELMSLEIGH DRIVE, LEIGH ONSEA, ESSEX SS9 3DN
     Change of use from Barber's Shop (Class A1) to Yoga Studio (Class D2) (Prior Approval)
  - LOS/19/0037 SOS/19/0135/FULH (HIGHLANDS WARD)
     19 LIME AVENUE, LEIGH ON SEA, ESSEX SS9 3PA
     Erect garage to rear and extend existing vehicular access on to Fairview Gardens (Amended Proposal)
  - LOS/19/0039 SOS/19/00120/FULH (THAMES WARD)
     15 COTTESMORE GARDENS, LEIGH ON SEA, ESSEX SS9 2TF
     Erect single storey side and rear extension and alter rear elevation
  - LOS/19/0040 SOS/19/00125/FULH
     3 WARREN ROAD, LEIGH ON SEA, ESSEX SS9 3TT

     Erect single storey front extension to garage
  - LOS/19/0041 SOS/19/00136/FULH (THAMES WARD)
     33 BERKELEY GARDENS, LEIGH ON SEA, ESSEX SS9 2TD

     Erect hip to gable roof extensions to front and rear, erect single storey extensions to front and side, install balconies to front and rear and alter elevations (Amended Proposal)
  - LOS/19/0042
     SOS/19/00113/FULH
     (ELMS WARD)

### 41 TORQUAY DRIVE, LEIGH ON SEA, ESSEX SS9 1SD

Erect single storey outbuilding to side

LOS/19/0043 SOS/19/00158/FULH (ST JAMES' WARD)
 <u>59 SCARBOROUGH DRIVE, LEIGH ON SEA, ESSEX SS9 3ED</u>
 Erect single storey side extension

LOS/19/0044 SOS/19/00179/FULH (HERSCHELL WARD)
 11 THEOBALDS ROAD, LEIGH ON SEA, ESSEX SS9 2NE
 Install dormer and roof lights to side elevation

202. The Committee noted all other items on the agenda

The meeting closed at 8.01 pm