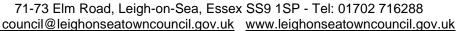


# Leigh-on-Sea Town Council







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

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 26th February 2019
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Keith Evans, Paul Gilson, Gerry Glover, Valerie Morgan and Caroline

Parker

In Attendance: Cllr Carole Mulroney, Abbie Cotterell (Assistant Proper Officer), Southend Borough

Councillor Bernard Arscott and 5 members of the public

## The meeting opened at 7.30pm

203. APOLOGIES FOR ABSENCE

Cllrs: John Duprey and Patrick Fox

204. DECLARATION OF MEMBERS' INTERESTS

Cllr C Mulroney declared a non-pecuniary interest as a Southend Borough Councillor on the Development Control Committee, although she was in attendance as a non-participating Councillor at the meeting.

Cllr Paul Gilson declared a pecuniary interest in item 5AA (38 Undercliff Gardens) as he lives nearby.

Cllr Paul Gilson declared a non-pecuniary interest in item 5C (37-43 Broadway West) as an objector is known to him

205. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 12th February 2019 were agreed and signed by the Chairman.

#### **PLANNING SECTION 1**

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

206. LOS/19/0048 SOS/19/00137/FUL **(ST CLEMENT'S WARD)**37- 43 BROADWAY WEST, LEIGH ON SEA, ESSEX SS9 2BX

Erect first floor rear extension with balcony and roof extension to form two additional self-contained flats, convert existing store at rear to cycle and bin store and layout parking to rear

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, as it will give a sense of enclosure and it will harm the character and appearance of the wider area. This would also be contrary to Policy DM1 in that the design quality does not protect the amenity of the site, immediate neighbours and surrounding area having regard to visual enclosure, daylight and sunlight.

207. LOS/19/0059 SOS/19/00089/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 and layout parking space (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

208. LOS/19/0053 SOS/19/00078FULH **(ST CLEMENT'S WARD)** 

42 QUEENS ROAD, LEIGH ON SEA, ESSEX SS9 1BA

Part demolish front boundary wall, erect sliding gate, install vehicular access onto Queens Road

The application was discussed by the Committee and RESOLVED NO OBJECTION

209. LOS/19/0060 SOS/19/00223/FUL **(ST CLEMENT'S WARD)** 

29 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX SS9 2DU

Demolish existing dwelling and erect a four storey dwellinghouse incorporating car parking, bike/bin stores at lower ground level and layout landscaping

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.

210. LOS/19/0054 SOS/19/00150/FUL (ST JAMES' WARD)
REAR OF 1075 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3JP

Change of use from garage to office space (class A2), erect first floor extension with dormers to side

The application was discussed by the Committee and **RESOLVED TO OBJECT.** This development would be seen as a loss of amenity to the neighbouring property, as it will give a sense of enclosure. This would be contrary to Policy DM1 in that the design quality does not protect the amenity of the site, immediate neighbours and surrounding area having regard to visual enclosure, daylight and sunlight. Furthermore it could be considered that it does not positively contribute to the space between buildings.

211. LOS/19/0063 SOS/19/00229/FUL (ST CLEMENT'S WARD)
88 PALL MALL, LEIGH ON SEA, ESSEX SS9 1RG

Demolish existing gym (Class D2) and erect three-storey building comprising six self contained flats with associated off-street car parking, refuse/cycle stores and extend vehicle access onto Pall Mall (Amended Proposal)

The application was discussed by the Committee and RESOLVED TO OBJECT.

The Town Council considers the naturally occurring gaps between buildings to be an important part of the street scene. A further large three storey building filling in this location will contribute to the sensation of being hemmed in and a general overdevelopment, which is contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents, as it will give a sense of enclosure and it will harm the character and appearance of the wider area.

212. LOS/19/0069 SOS/19/00241/FULH (ST CLEMENTS WARD)
13 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2DY

Erect pergola with built-in seating, access steps and install raised patio to rear (Retrospective)

The application was discussed by the Committee and RESOLVED NO OBJECTION

213. LOS/19/0072 SOS/19/00246/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, install solar panels to rear and alter elevations, install vehicular access onto Eaton Road (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.

214. LOS/19/0073 SOS/19/00317/FULH (LEIGH ROAD WARD)
38 UNDERCLIFF GARDENS, LEIGH ON SEA, ESSEX SS9 1EA

Erect second floor to form habitable accommodation, remove porch to front, erect part single /part two storey rear extension, form balcony to front at first floor, terrace to rear at first floor, alter elevations

The application was discussed by the Committee and RESOLVED NO OBJECTION

215. LOS/19/0074 SOS/19/00293/FULH (ELMS WARD)

112 OAKLEIGH PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1RU

Erect single storey rear extension (Amended Proposal)

The application was discussed by the Committee and RESOLVED NO OBJECTION

- 216. The Committee had **NO OBJECTION** to the following applications:
  - LOS/19/0046 SOS/19/00169/FULH
     40 HERSCHELL ROAD, LEIGH ON SEA, ESSEX SS9 2NH
     Erect single storey rear extension
  - LOS/19/0047 SOS/19/00053/ADV (ST CLEMENT'S WARD)
     THE CROOKED BILLET 51, LEIGH ON SEA, ESSEX SS9 2EP

     Install hooks and chalkboards to front elevation
  - LOS/19/0049 SOS/19/00107/FUL (BONCHURCH WARD)
     1 STATION ROAD, LEIGH ON SEA, ESSEX SS9 1ST

Erect replacement two storey building at rear comprising of garage at ground floor level with mezzanine floor for use as office space (Class B1c)(Amended Proposal)

• LOS/19/0050 SOS/19/00052/FUL (ST CLEMENT'S WARD)
THE CROOKED BILLET 51 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP

Install timber posts and handrails to entrance steps, install hooks for temporary chalkboards, erect pergola to garden area and install festoon lighting to garden area

• LOS/19/0051 SOS/19/00051/LBC (ST CLEMENT'S WARD)
THE CROOKED BILLET 51 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP

Install timber posts and handrails to entrance steps, install hooks for temporary chalkboards, erect pergola to garden area, install festoon lighting to garden area and form new servery and cooking

area to existing store room

• LOS/19/0052 SOS/19/00196/FUL (LEIGH ROAD WARD)

22 WOODFIELD GARDENS, LEIGH ON SEA, ESSEX SS9 1EW

Erect single storey rear extension and alter elevations

• LOS/19/0055 SOS/19/00178/FUL (LEIGH ROAD WARD)

**ENCHANTED FLORIST 107 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1JH** 

Change of use from shop (class A1) to office (class A2)

• LOS/19/0056 SOS/19/00185/FUL (ST JAMES' WARD)

23 BLENHEIM CRESCENT, LEIGH ON SEA, ESSEX SS9 3DT

Demolish existing bungalow, erect two semi-detached chalet bungalows with dormers to rear, layout parking to front and bin and cycle storage, extend existing vehicular access and install new vehicular access onto Blenheim Crescent

• LOS/19/0057 SOS/19/00062/FUL (ELMS WARD)

66 SOUTHSEA AVENUE, LEIGH ON SEA, ESSEX SS9 2BJ

Install trellis to boundary wall (Retrospective)

LOS/19/0058
 SOS/19/00155/FULH
 (ELMS WARD)

56 FAIRLEIGH DRIVE, LEIGH ON SEA, ESSEX SS9 2JA

Erect single storey rear extension (Retrospective)

LOS/19/0061 SOS/19/00154/FULH (THAMES WARD)

127 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2RF

Install vehicular access onto Marine Parade

LOS/19/0062
 SOS/19/00281/TCA
 (ST CLEMENT'S WARD)

THE CROOKED BILLET 51, LEIGH ON SEA, ESSEX SS9 2EP

Crown lift to 3.5m from ground level to 3 x Silver Birch (01-02), server and remove all ivy from x 1 Laburnum Tree (03), crown lift to 5m from ground level to x 1 Sycamore (05)(Application for works to trees in a Conservation Area)

LOS/19/0064 SOS/19/00110/FULH (BONCHURCH WARD)

WHITEHALL 88 BLENHEIM CHASE, LEIGH ON SEA, ESSEX SS9 3BH

Erect replacement garage to side

LOS/19/0065
 SOS/19/00245/FULH
 (HIGHLANDS WARD)

85 VARDON DRIVE, LEIGH ON SEA, ESSEX SS9 3SJ

Erect single storey side and rear extension and install raised patio to rear

LOS/19/0066 SOS/19/0066/FULH (HERSCHELL WARD)

176 GLENDALE GARDENS, LEIGH ON SEA, ESSEX SS9 2BA

Erect single storey rear extension and alter rear elevation

- LOS/19/0067 SOS/19/00310/TPO (ST CLEMENTS WARD)
   THE CROOKED BILLET 51 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP
   Crown lift to 3.5m from ground level to 3 x Silver Birch (01-02)(Application for works to trees covered by a Tree Preservation Order)
- LOS/19/0068 SOS/19/00265/FULH (LEIGH ROAD WARD)
   30 LORD ROBERTS AVENUE, LEIGH ON SEA, ESSEX SS9 1NE
   Erect single storey rear extension
- LOS/19/0069 SOS/19/00241/FULH (ST CLEMENTS WARD)
   13 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2DY

   Erect pergola with built-in seating, access steps and install raised patio to rear (Retrospective)
- LOS/19/0070 SOS/19/00212/FULH
   44 STIRLING AVENUE, LEIGH ON SEA, ESSEX SS9 3PP
   Erect single storey rear extension
- 217. The Committee noted all other items on the agenda

The meeting closed at 8.33 pm