



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 27th March 2019
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Caroline Parker (Chairman), John Duprey, Paul Gilson, Gerry Glover and Valerie Morgan

In Attendance: Abbie Cotterell (Assistant Proper Officer), Southend Borough Councillor Bernard Arscott and 23 members of the public.

The meeting opened at 7.30pm

218. APOLOGIES FOR ABSENCE

Cllrs: Keith Evans and Jill Healey

219. DECLARATION OF MEMBERS' INTERESTS

Cllr G Glover declared a pecuniary interest in Agenda item 5K (282 Leigh Road) as he lives in the building.

Cllr V Morgan declared a non-pecuniary interest in Agenda item 5H (Development Land, Underwood Square) as the developer is known to her.

220. APPROVE MINUTES OF THE PREVIOUS MEETING

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

PLANNING SECTION 1

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

221. LOS/19/0111 SOS/19/00436/FUL (ST. CLEMENT'S WARD)

4 REDCLIFF DRIVE, LEIGH ON SEA, ESSEX SS9 1AY

Demolish existing building, erect part single, part four storey and part six storey building with basement level comprising six self-contained flats with private gymnasium and associated car parking (Amended Proposal)

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

This application demolishes what could be considered an existing 'detached house' albeit 2x2 bed flats to a part four part five storey block of 6 flats (3 x 2 bed and 3 x 4 bed). Capacity wise, this means that 36 people technically could reside at the development as opposed to the current maximum of 8.

Additionally the property is at the edge of a conservation area and links the new town of Leigh to its old town origins with the setting and views from the top of this road down the hill overlooking the Estuary.

Whilst there is a large block of flats at the top of this road adjacent to this address, these flats are set at the top of a wide open junction and feature large areas of space between the blocks. The street scene for the remainder of this road are all detached and semi-detached properties.

Whilst there has been no pre-application discussion with the Planning Authority due to its staffing issues, the developer (whilst stated in the application is a local resident) has made no attempt to engage with the local community or Leigh Town Council as a stakeholder. Being a local resident it is hard to believe that he would be unaware that residents are concerned with the amounts of development in the area of this application and yet as a local he has submitted an application without any consideration for any issues or concerns the community may have - he would be aware that the amount of development in the area of his application. This is against the grain of Policy DM1 of the Development Management Policy 2015.

This development would have been liable for a Community Infrastructure Levy but the applicant by stating that he will be living in one of the flats means that it is classified as a self-build and no contribution will be made towards the infrastructure effect of this substantial development. The development is contrary to Policies DM1, 2, 3, 4:

- Will not add to the overall quality of the area and respect the character of the site and its surroundings in terms of height, size, scale and townscape. It will not contribute positively to the space between buildings and their relationship to the public realm. It does not protect the immediate neighbours and surrounding area as it will give a sense of visual enclosure.
- Places a strain on the already stressed infrastructure with concerns over water efficiency and sewerage.
- The proposed development will harm the character and appearance of the wider area and will lead to a detrimental change within the street. Whilst it meets the minimum parking standards, all the rooms are double bedrooms with two flats being 4 bedroomed properties. In view of the location in an area of considerable parking stress and trying to sustain a vibrant high street and local economy, to only provide eight parking spaces when there is potential living accommodation for 36 people is deemed not to be sufficient.
- The character and appearance would be harmed by the scale and bulk of a 5 storey development as it encroaches on to the street scene substantially and will have an effect of the expected setting and views in this road so close to the conservation area. The sloping hillside views leading down to the cliffs and Estuary are distinctive to Leigh and make an important contribution to the character of the area.

Finally, with all the proposed residential flat developments in that area it would be useful to have market demand evidence that yet another flat development is required in the area.

23 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.

222. LOS/19/0107 SOS/19/00446/FUL (HIGHLANDS WARD)
DEVELOPMENT LAND, UNDERWOOD SQUARE, LEIGH ON SEA, ESSEX SS9 3PB

Erect one chalet bungalow, layout parking to front and form vehicular access on to Underwood Square (Amended Proposal)

The application was discussed by the Committee and **RESOLVED NO OBJECTION**.

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.

Cllr Gerry Glover left the meeting

223. LOS/19/0110 SOS/19/00421/FUL **(LEIGH ROAD WARD)**
282 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1BW

Erect additional floor to existing three storey building to form 1 self- contained flat, erect garage with car stacker, layout 1 additional parking space and bike store at rear (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the proposed development will not add to the overall quality of the area. It does not respect the character of the site, its local context and surroundings in terms of height. The development would not contribute positive to the space between buildings and their relationship to the public realm, nor does it protect the amenity of the surrounding area with regard to outlook and the visual enclosure. Furthermore it does not adopt a scale subservient and respectful to the original building and surrounding area. Therefore this development is contrary to DM1 and DM3.

Cllr Gerry Glover re-joined the meeting

224. LOS/19/0115 SOS/19/00112/FUL **(ST. JAMES' WARD)**
FLAT A 1143 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 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 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.

225. LOS/19/0117 SOS/19/00467/FUL **(BONCHURCH WARD)**
1373 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2SA

Erect roof extension, forming second floor to form self-contained flat, install lift shaft and external staircase to side elevation, layout additional parking spaces and cycle store (Amended Proposal)

The application was discussed by the Committee and **RESOLVED NO OBJECTION**

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

- LOS/19/0099 SOS/19/00407/AMDT **(ST CLEMENTS WARD)**
29 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2DY
Application to vary condition 02 (Approved Plans) - replace plan number A3001D with A3001E and condition 05-change to outbuildings glazing system (external materials of outbuilding) (Minor Material Amendment to Planning Permission 17/01460/FULH dated 08.11.2017)
- LOS/19/0100 SOS/19/00432/FULH **(THAMES WARD)**
13 MARINE AVENUE, LEIGH ON SEA, ESSEX SS9 2JD
Install double timber side gate with brick piers to front elevation
- LOS/19/0101 SOS/19/00419/FULH **(HIGHLANDS WARD)**
27 ADALIA CRESCENT, LEIGH ON SEA, ESSEX SS9 3SN
Erect single storey rear extension with roof lantern

