

Leigh-on-Sea Town Council



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

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 9th April 2019
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

Morgan

In Attendance: Helen Symmons (Town Clerk)

The meeting opened at 7.30pm

228. APOLOGIES FOR ABSENCE

Cllrs: Patrick Fox

229. DECLARATION OF MEMBERS' INTERESTS

Cllr C Parker declared a non-pecuniary interest in Agenda item 4F (Oakleigh, 22 Flemming Avenue) as she lives at the other end of the same road.

230. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 26th March 2019 were agreed and signed by the Chairman.

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.

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.

231. LOS/19/0121 SOS/19/00424/FUL (ST. CLEMENT'S WARD)
THE MAYFLOWER, 5 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EN

Erect single storey extensions to east and west elevations, install shopfront to west elevation, install two new first floor windows to east elevation and alter elevations

The application was discussed by the Committee and **RESOLVED NO OBJECTION** but the Council wish to see the previous conditions imposed by Southend Borough Council. Additionally, when permission was granted by SBC on 7/8/13, the following was advised under recommended item 7,05:

'The proposed shopfront on the western elevation shall not be used as a servery unless otherwise agreed in writing by the Local Planning Authority. Such agreed reason shall be permanently retained.

Reason: To prevent pedestrian conflict with the adjacent slip way in the interest of highway safety in accordance with Policy T8 of the Local Plan.

The Planning Committee request the aforementioned condition is applied but additionally there is also concern with the eastern elevation, as members of the public congregating at this point when cars are manoeuvring in the car park could create a hazardous situation. In addition, the popularity of this establishment does cause hazardous situations with the northern servery on the High Street and therefore Leigh Town Council request the Planning Authority to consider conditions be imposed to minimise safety risks of pedestrians and drivers.

232. LOS/19/0125 SOS/18/02411/FUL (BONCHURCH WARD)

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

Demolish existing building and erect dwelling-house

The application was discussed by the Committee and **RESOLVED TO OBJECT. The** existing property has a dropped kerb and garage in existence yet the application and design and access statement and plans are all in conflict of each other, one indicating no off street parking provision, one stating off street parking in addition to the existing garage structure and the plans not showing any retention of the garage and off street parking. Parking standards for the proposed development should be adhered to. Therefore until the confusion is clarified, the proposal development, by reason of the absence of off-street parking for the proposed dwelling unit would cause additional on street parking in an area of parking stress to the detriment of residential amenity, highway safety and free-flow of traffic. This is unacceptable and detrimental to the National Planning Policy Framework (2018), Development Management Document (2015) policy DM15.

We also regret the loss of another bungalow on the street scene, as well as an accessible home for those less mobile. Leigh Town Council therefore request a condition be applied that the build is designed for future adaptability.

233. LOS/19/19/0126 SOS/19/00439/FULH (ST CLEMENTS WARD)
11 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX SS9 2DU

Replace existing windows and doors to rear (retrospective)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the UPVC windows are not in keeping with the conservation area. SPD1, Design & Townscape Guide 2009, chapter 9.4 para 310 states if replacement windows are necessary, purpose-made windows to match the original materials and external appearance should normally be installed. For most buildings double glazing within timber frames is acceptable if the external appearance is unaltered and the metal frame seals are not visible. Non-traditional materials, especially plastic, cannot match traditional timber windows and are normally not acceptable. However we are aware of powder coated aluminium products that are often a good match for heritage style replacements.

234. LOS/19/0129 SOS/19/00528/FUL (ST JAMES' WARD)
169 MANCHESTER DRIVE, LEIGH ON SEA, ESSEX SS9 3EX

Demolish existing bungalow, erect two detached dwelling-houses with associated parking and form vehicular access on to Manchester Drive (Amended Proposal)

We recognise the improvements made to the plans however we feel this is still an overdevelopment of the site, therefore in our opinion is in contravention to policy DM1 and DM3 as it is over-intensification of the site and does not positively contribute to the space between buildings. Whilst the houses are pleasing to the eye the Council has concerns that they will be too small and

questions whether they meet the room standards and whether sufficient amenities will be provided. There is also some concern that 4 cars would now be coming out on to the Road at a busy junction.

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

• LOS/19/0120 SOS/19/00286/FUL (THAMES WARD)

1450 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2UW

Erect second floor to form two self- contained flats, erect three storey rear extension with balconies to first and second floor, install external staircase at second floor to side, alter elevations

LOS/19/0122 SOS/19/00520/FULH (THAMES WARD)
 12 COTTESMORE GARDENS, LEIGH ON SEA, ESSEX SS9 2TG
 Erect single storey rear extension

LOS/19/0123 SOS/19/00179/FULH (HERSCHELL WARD)
 11 THEOBALDS ROAD, LEIGH ONSEA, ESSEX SS9 2NE

Install a pitched roof rear dormer, two roof-lights to front and raise part of the roof of the existing dwelling to provide habitable accommodation

LOS/19/0124 SOS/19/00517/FULH (ST. CLEMENT'S WARD)
 14A BROADWAY, LEIGH ON SEA, ESSEX SS9 1AW
 Replace windows to front at first floor level with white timber box frame

• LOS/19/0128 SOS/19/01476/FUL (ST CLEMENTS WARD) 34-36 ELM ROAD, LEIGH ON SEA, ESSEX SS9 1SN

Install canopies to front with associated alterations to shop front, erect roof extension to form replacement boiler store room, erect fire escape stair at rear, erect parapet wall and balustrade to flat roof to form external seating area and escape route, together with associated elevation alterations, and install extract duct, flue and exhaust unit in association with existing restaurant (Retrospective)

LOS/19/0130 SOS/19/00585/FULH (THAMES WARD)
 284 WESTERN ROAD, LEIGH ON SEA, ESSEX SS9 2QY
 Demolish existing conservatory and erect single storey rear extension

LOS/19/0131 SOS/19/00597/FUL (LEIGH ROAD WARD)
 194 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1BS

 Erect hip to gable roof extension to rear to form one self-contained flat, install dormer to front, external staircase to rear and layout parking, cycle store and bin storage to rear (Amended Proposal)

236. The Committee noted all other items on the agenda

The meeting closed at 8.09 pm