

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 Jill Healey Vice-Chairman: Cllr Vivien Rosier Town Clerk: Helen Symmons

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE

TUESDAY 11th June 2019

LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Doug Cracknell, Anita Forde, Paul Gilson and Vivien Rosier

In Attendance: Abbie Cotterell (Assistant Proper Officer) and 2 members of the public.

The meeting opened at 7.30pm

19.APOLOGIES FOR ABSENCE

Cllrs: Caroline Parker and Damian O'Boyle

20. DECLARATION OF MEMBERS' INTERESTS

Cllr D Cracknell declared a pecuniary interest in Agenda item 5L (76A Chalkwell Park Drive) as his house backs onto this proposal.

21. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 21st May 2019 were agreed and signed.

22. LICENSING APPLICATIONS

SOS/19/01150/LAVARY

51 BROADWAY, LEIGH ON SEA, ESSEX SS9 1PA

Application to vary the existing premises licence to include the upper floor area within the licensed area and add a condition that maintains a minimum number of covers. There is no change to the current hours.

The application was discussed by the Committee and RESOLVED NO OBJECTION

PLANNING SECTION 1

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

23. MOTIONS AT A MEETING THAT DO NOT REQUIRE WRITTEN NOTICE

In accordance with Standing Order 11 a motion was moved to change the order of business on the Agenda.

24. LOS/19/0213 SOS/19/01012/FULH (ELMS WARD)

245 ELM ROAD, LEIGH ON SEA, ESSEX SS9 1SA

Erect single storey side extension with rooflights

One letter of objection had been received and the Committee also heard a representation from a member of the public.

The application was discussed by the Committee and **RESOLVED TO OBJECT** as this would have an effect on the neighbouring property, as it would result in an unacceptable loss of light to one of the main habitable rooms of the attached property and would appear dominant and visually obtrusive to the detriment of the resident amenity of the occupiers.

The development is also in contravention of policy DM1 of Southend Borough Council's Development Management Document as it does not positively contribute to the space between buildings and their relationship to the public realm.

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.

25. LOS/19/0207 SOS/19/00943/FULH (HIGHLANDS WARD)
18 VARDON DRIVE, LEIGH ON SEA, ESSEX SS9 3SR

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

The Committee **RESOLVED TO OBJECT**, as whilst we acknowledge there has been an amendment with a reduction to the North boundary it still appears to be obtrusive. 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 would appear dominant and visually obtrusive to the detriment of the resident amenity of the occupiers.

26. LOS/19/0208 SOS/19/00800/FUL (LEIGH ROAD WARD) 840–846 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3NH

Demolish existing building, erect part two/part three storey building to form nine self-contained flats, layout parking and bin and cycle stores to rear

The application was discussed by the Committee and whilst there are no material considerations for an objection to this application we would like it acknowledged that the additional parking stress the development will cause, in an already saturated area, is unacceptable.

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

LOS/19/0195 SOS/19/0044/BC4 **(ST. CLEMENT'S WARD)**

THE DEN VICTORIA WHARF, HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EN

Erect ground floor infill extension, raise existing ground level by 450mm and erect temporary storage unit

LOS/19/0196 SOS/19/00881/FUL (HIGHLANDS WARD)

1579A LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2SG

Erect dormer to rear and alter elevations

LOS/19/0197 SOS/19/00896/FUL (ELMS WARD)

22-24 ELM ROAD, LEIGH ON SEA, ESSEX SS9 1SN

Change of use from shop (Class A1) to mixed use (Classes A1/ A2)

LOS/19/0199 SOS/19/00842/FULH **(ELMS WARD)**

1 RONALD HILL GROVE, LEIGH ON SEA, ESSEX SS9 2JB

Erect part single/ part two storey rear extension

LOS/19/0200 SOS/19/00907/FULH **(THAMES WARD)**

33 TATTERSALL GARDENS, LEIGH ON SEA, ESSEX SS9 2QS

Erect single storey rear extension with balcony above, form hipped to gable roof extension and erect dormer to rear with Juliette balcony to form habitable accommodation in the roof-space, roof-lights to front.

LOS/19/0201 SOS/19/00925/FULH (ELMS WARD)

12 LYMINGTON AVENUE, LEIGH ON SEA, ESSEX SS9 2AU

Erect first floor balcony to rear and alter elevation (Amended Proposal)

LOS/19/0202 SOS/19/00891/FULH **(ST. CLEMENT'S WARD)**

62 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP

Install replacement front and rear doors and part of roof over existing rear extension, install roof-light, replace window to first floor rear elevation and re-point brickwork to front and side elevations

LOS/19/0203 SOS/19/00892/LBC (ST. CLEMENT'S WARD)

62 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP

Install replacement front and rear doors and part of roof over existing rear extension, install roof-light, replace window to first floor rear elevation and re-point brickwork to front and side elevations (Listed Building Consent)

LOS/19/0204 SOS/19/00905/FULH (HIGHLANDS WARD)

57 ST DAVIDS DRIVE, LEIGH ON SEA, ESSEX SS9 3RE

Erect single storey rear extension and raised patio to rear

LOS/19/0209 SOS/19/00950/FULH (LEIGH ROAD WARD)

76A CHALKWELL PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1NJ

Erect single storey rear extension

LOS/19/0210 SOS/19/00968/FULH (HIGHLANDS WARD)

15 GORDON ROAD, LEIGH ON SEA, ESSEX SS9 3PW

Erect single storey rear extension

LOS/19/0211 SOS/19/00977/FUL (ELMS WARD)

26 LYMINGTON AVENUE, LEIGH ON SEA, ESSEX SS9 2AU

Convert dwellinghouse into two self-contained flats, erect single storey rear extension, alter elevations and form bin and cycle stores to rear (Amended Proposal)

LOS/19/0212 SOS/19/00960/FUL (LEIGH ROAD 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 (Amended Proposal)

28. The Committee noted all other items on the agenda

29. SPEEDING ISSUES

Members spoke about various examples of concern throughout the Parish area. The Committee felt a community meeting would be beneficial with Southend Borough Councillors to discuss speeding issues in Leigh and get ideas from residents on how to prevent this issue.

30. CINDER PATH

A number of motorcyclists have been seen driving at speed on the Cinder Path causing serious concerns for people's safety.

The best method of prevention was discussed in great detail and it was felt that motorbike inhibitors could work, still allowing access to buggies, bikes and mobility scooters. It is believed the cinder path is owned by Network Rail. The Committee instructed the Assistant Proper Officer to make contact with Network Rail to ascertain who owns the land and whether the landowners would give consideration of the idea and report back to Committee for discussion and whether a recommendation to Council was appropriate.

31. CYCLING ISSUES

Cllr Doug Cracknell raised the issue of cycling on the pavements at the recent Local Community Policing meeting on behalf of a local resident. The Police advised that fines would start to be issued for cycling on the pavements. This will be starting in Central Southend before being extended to the wider area.

The Committee **RESOLVED** with **RECOMMENDATION** to Council that a community meeting to discuss speeding, cycling and parking issues in the town could be beneficial if Southend Borough Councillors and the local police team were invited. The format of such a meeting was discussed and details will be included when the recommendation is submitted to Full Council.

The Committee discussed the current Council initiative with regard to trying to establish Police Specials in the Town Council area. It was noted that Southend Borough Council operate a Community Safety team that currently seems to runs effectively in Southend High Street. The community safety team have no legal powers, but provide a presence in the town to deter people from cycling and parking on the pavement etc. The Committee requested that the Chairman provide more information on this at the next meeting for discussion and consideration of whether a recommendation to Council was appropriate.

- 32. MOTION TO EXCLUDE PUBLIC AND PRESS THE PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960
- 33. PRE-PLANNING APPLICATION CONSULTATION Confidential Appendix 1

That in view of the confidential nature of the business to be transacted the public and press be excluded and instructed to withdraw - SO 3(d)

The Committee discussed the Pre-Planning Application Consultation and **RESOLVED NO OBJECTION** to the location but would like the equipment to be as un-intrusive as possible.

The meeting closed at 9.12 pm