

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 PLSCC

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE TUESDAY 13th August 2019 LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Abbie Cotterell (Assistant Proper Officer) and 7 members of the public.

The meeting opened at 7.30pm

45. APOLOGIES FOR ABSENCE

There were none

46. DECLARATION OF MEMBERS' INTERESTS

There were none

47. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 23rd July 2019 were agreed and signed.

PLANNING SECTION 1

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

48. LOS/19/0279 SOS/19/01446/FUL **(HIGHLANDS WARD)** <u>DEVELOPMENT LAND UNDERWOOD SQUARE, LEIGH ON SEA, ESSEX SS9 3PB</u> Erect two storey detached dwelling house, layout parking to front and form vehicular access on to underwood square

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the development would, by reason of its design, bulk, mass size and siting, result in an overbearing relationship with and an increased sense of visual enclosure and a loss of light and outlook at 51 Lime Avenue, which is out of keeping with and detrimental to the character and appearance of the application site and the area more widely. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Polices KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1 and DM3 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

Section 13 (Foul Sewage) on the planning application is of concern. There is no mention as to how the foul water would be disposed of. We need assurances that the infrastructure will be able to cope with the high volumes of waste/foul water from a 5 bedroomed, 3 W.C/bathroom house on land where previously only 1 house existed. This would have a detrimental effect on the surrounding homes and Leigh Town Council would like the assurance that the application complies with policy DM2 of the Southend-on-Sea Development Management document (2015).

The loss of a number of trees also cause some concerns. The trees that are not covered by a TPO should be considered by the arboriculturist as an emergency.

5 members of the public left the meeting.

49. LOS/19/0267 SOS/19/01331/FUL (HERSCHELL WARD) <u>1333 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2AD</u>

Convert rear of ground floor from storage (Class B8) to one self-contained flat (Class C3), erect first floor extension to rear to form one self-contained flat, install balconies to side and alter elevations

The application was discussed by the Committee and **RESOLVED TO OBJECT** as we still believe this 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. Additionally, as this will be 2×1 bedroom dwellings then according to parking standards there should be 2 spaces yet none have been submitted in the application. Therefore contrary to DM15.

50. LOS/190276 SOS/19/01441/FUL (HERSCHELL WARD) <u>1333 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2AD</u>

Erect first floor extension to rear and convert part of rear ground floor from storage (Class B8) to form one self-contained flat (Class C3, install balconies to side, alter elevations, layout parking space with associated bin and bike stores)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as we still believe this 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. Additionally, as this will be 2×1 bedroom dwellings then according to parking standards there should be 2 spaces yet only 1 has been submitted in the application. Therefore contrary to DM15.

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.

51. LOS/19/0269 SOS/19/01391/FULH (HIGHLANDS WARD) 251 HIGHLANDS BOULEVARD, LEIGH ON SEA, ESSEX SS9 3TN Erect part single/part two storey side and rear extension

The application was discussed by the Committee and **RESOLVED TO OBJECT** as by adding an extension it could unbalance a pair of semi-detached properties, which would be in contravention to policy DM1 (add to the overall quality of the site and respect the character of the site, its local context and surroundings in terms of its architectural approach). It would also be an overdevelopment of the property. In view of where the property is situated it would harm the character and appearance of the wider area, which is therefore contrary to Policy DM3.

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

LOS/19/0256

SOS/19/01281/FULH

(ELMS WARD)

4 MARINE AVENUE, LEIGH ON SEA, ESSEX SS9 2JE

Erect single storey rear extension, install Juliette balcony to existing dormer to rear and alter elevations

SOS/19/01298/FULH SEA, ESSEX SS9 2NN	(THAMES WARD)
nd alter elevation	
SOS/19/01247/FULH <u>N SEA, ESSEX SS9 1AU</u> r extension and alter elevations	(ST. CLEMENT'S WARD)
SOS/19/01329/FULH GH ON SEA, ESSEX SS9 2JE m	(THAMES WARD)
SOS/19/01334/FULH SEA, ESSEX SS9 2RD	(THAMES WARD)
raise roof ridge height and install e, erect single storey side and re nt elevation (Amended Proposal)	ar extension with roof- lights to side
SOS/19/01348/FUL	(HERSCHELL WARD)
n, replace roof and raise eaves o ar garden with shared walkway fo	
SOS/19/01342/FULH SEA, ESSEX SS9 1AS	(ST CLEMENT'S WARD)
n and alter rear elevation	
SOS/19/01324/FULH	(ST JAMES' WARD)
nd raise roof height to convert ga ation.	rage into habitable
SOS/19/01369/FULH IGH ON SEA, ESSEX SS9 3RJ	(HIGHLANDS WARD)
e storey rear extension and alter	elevations
SOS/19/01320/FULH SEA, ESSEX SS9 3PJ	(HIGHLANDS WARD)
side extension and single storey osal)	rear extension with roof lantern,
SOS/19/01374/FULH <u>I ON SEA, ESSEX SS9 3SN</u>	(HIGHLANDS WARD)
on, remove porch to front, alter ele	evations
SOS/19/00960/FUL <u>ON SEA, ESSEX SS9 2UW</u> rey rear extensions to form two s ernal staircase at second floor to hal area ancillary to ground floor of ith access from Crescent Road	side, alter elevations and make
	SEA, ESSEX SS9 2NN and alter elevation SOS/19/01247/FULH N SEA, ESSEX SS9 1AU r extension and alter elevations SOS/19/01329/FULH GH ON SEA, ESSEX SS9 2JE an SOS/19/01334/FULH SEA, ESSEX SS9 2RD raise roof ridge height and install the, erect single storey side and re nt elevation (Amended Proposal) SOS/19/01348/FUL ON SEA, ESSEX SS9 2HT on, replace roof and raise eaves of ar garden with shared walkway for SOS/19/01342/FULH SEA, ESSEX SS9 1AS on and alter rear elevation SOS/19/01324/FULH IGH ON SEA, ESSEX SS9 3EY nd raise roof height to convert ga ation. SOS/19/01369/FULH IGH ON SEA, ESSEX SS9 3RJ e storey rear extension and alter of SOS/19/01320/FULH SOS/19/01320/FULH SOS/19/01320/FULH SOS/19/01320/FULH SOS/19/01320/FULH SOS/19/01374/FULH 1ON SEA, ESSEX SS9 3PJ side extension and single storey osal) SOS/19/01374/FULH 1ON SEA, ESSEX SS9 3SN on, remove porch to front, alter elector SOS/19/00960/FUL DN SEA, ESSEX SS9 2UW rey rear extensions to form two s prinal staircase at second floor to the and alter ancillary to ground floor to the and area ancillary to ground floor to the and the

LOS/19/0271 SOS/19/01405/FUL 12 CHAPMANS WALK, LEIGH ON SEA, ESSEX SS9 2XA Erect single storey rear extension and alter elevations

LOS/19/0273 SOS/19/01437/FULH 189 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2LR

Hip to gable roof extension, erect single storey side extension, single storey rear extension, extend existing dormer to rear, install dormer windows to front and alter elevations (Amended Proposal)

LOS/19/0274 SOS/19/01287/LBC (ST. CLEMENT'S WARD) HERSCHELL HOUSE, 87 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR Install roof-light to roof valley of main house

LOS/19/0275 SOS/19/01286/FUL ((ST. CLEMENT'S WARD) HERSCHELL HOUSE, 87 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR Install roof-light to roof valley of main house

LOS/19/0277 SOS/19/01434/FULH 62 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP (ST. CLEMENT'S WARD)

Replace timber sash windows to front, side and rear with timber sash single glazed heritage style windows

LOS/19/0278 SOS/19/01435/LBC (HERSCHELL WARD) 62 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP

Replace timber sash windows to front, side and rear with timber sash single glazed heritage style

- 53. The Committee noted all other items on the agenda
- 54. HIGHWAYS APPLICATIONS

PROPOSED STOPPING UP OF HIGHWAY AT THE SHIP, NEW ROAD, LEIGH ON SEA SS9 2EA

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

55. LICENSING APPLICATIONS

a) SOS/19/ 01403/LAPREM

Café Hogar Del Mar, Unit 4 Clements Arcade, 9-11 the Broadway

Application for a premises licence for the supply of alcohol both on and off the premises, performance of live and recorded music Mondays to Thursdays 0900hrs to 23.00hrs, Fridays and Saturdays 09.00hrs to 00.00hrs, Sundays 0900hrs to 22.30hrs. On New Year's Eve 0900hrs until 08.00hrs. Provision of latenight Refreshment Mondays to Thursdays 23.00hrs to 23.30hrs. Fridays and Saturdays 23.00hrs to 00.30hrs. New Year's Eve 23.00hrs until 08.00hrs.

The application was discussed in great detail by the committee with some concerns raised on the location of the premises and the potential risk to other businesses in the arcade. The Committee **RESOLVED** to object to the application on the prevention of public nuisance and public safety. The location of the premises is in a built up area of shopping outlets, which are often closed of an evening. It would also cause additional noise disturbance to the neighbouring residents.

56. LICENSING POLICY CONSULTATION

The policy was discussed by the Committee and **RESOLVED** that we had no additional comments.

The meeting closed at 8.47 pm

(THAMES WARD)

(HERSCHELL WARD)