

Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 ISP | Tel: 01702 716288 council@leighonseatowncouncil.gov.uk | www.leighonseatowncouncil.gov.uk | Chairman: Cllr Paul Gilson | Vice Chairman: Cllr Andrew Wilkins

Town Clerk: Helen Symmons PSLCC



MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE TUESDAY 30th MARCH 2021 HELD VIRTUALLY

Present: Cllrs: Doug Cracknell (Chairman), David Bowry, Paul Gilson, Alan Hart and Andy Wilkins

In Attendance: Cllr Emma Mills, Abbie Cotterell (Assistant Town Clerk) and 1 member of the public (until

minute 295)

The meeting opened at 7.30pm

291. APOLOGIES FOR ABSENCE

Cllrs Vinice Cowell and Anita Forde

292. DECLARATION OF MEMBERS' INTERESTS

There were none

293. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 9th March 2021 were **AGREED** to have been an accurate record of the meeting and will be signed by the Chairman at the next available meeting when this is possible.

294. PUBLIC REPRESENTATIONS

There were none

PLANNING SECTION 1

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

295. LOS/21/0061

SOS/21/00408/FULH

210 STATION ROAD, LEIGH-ON-SEA, ESSEX, SS9 3BS

Demolish existing garage, erect part single/part two storey side extension and single storey rear extension, erect new attached garage to side (amended proposal)

The chairman invited the member of the public to speak on the application, but he had no additional comments to make.

The application was discussed by the Committee. The chairman invited the member of the public to speak on the application, but he had no additional comments to make.

The Committee RESOLVED NO OBJECTION.

1 Member 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.

296. LOS/21/0062

SOS/21/00414/FULH

62 WESTLEIGH AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2LF

Erect dormer to rear with balcony to form habitable accommodation in the loftspace, erect single storey rear extension with roof lantern and layout raised patio to rear, erect porch to front

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the proposal would appear incongruous and overbearing to the existing dwelling. Additionally, it does not respect the local context and surroundings nor protect the amenity of neighbours with regard to visual enclosure and outlook.

Therefore, this application is in contravention of policies DM1, DM3 and DM5 of the Development Management Document (2015).

297. LOS/21/0063

SOS/21/00431/FUL

(BONCHURCH WARD)

SOUTHEND KEBAB AND PIZZA HOUSE 1305 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2AD Erect part single/part two storey rear extension with dormer to side to form dwelling house (class c3) with associated refuse, recycling, cycle parking and amenity space to rear

The application was discussed by the Committee and **RESOLVED TO OBJECT** as development on the land will constitute back land/infill development and is in direct contravention of DM3 as it will create a detrimental impact upon the living conditions and amenity of future occupants.

Additionally the proposal does not protect the surrounding properties with regard to visual enclosure or outlook. This would adversely impact upon the amenity of the surrounding properties. Therefore, this application is in contravention of policies DM1 of the Development Management Document (2015).

298. LOS/21/0064

SOS/21/00446/FULH

(THAMES WARD)

5 RAY CLOSE, LEIGH-ON-SEA, ESSEX, SS9 2NW

Erect single storey front extension

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the plans do not provide enough details to show what the visual impact of the proposed single storey front extension would have on the Chapmanslord Conservation Area. The application is out of keeping with the Conservation Area and does not add to the overall quality of the area and respect the character of the site, its local context and surroundings. Therefore, this application is in contravention of policies DM1, DM3 and DM5 of the Development Management Document (2015).

299. LOS/21/0066

SOS/21/00231/FUL

(ELMS WARD)

23B SOUTHSEA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2AX

Erect dormer to rear with roof lantern to form habitable accommodation in the loftspace

The application was discussed by the Committee and RESOLVED NO OBJECTION

300. LOS/21/0071

SOS/21/00511/FULH

(HIGHLANDS WARD)

13 BUXTON SQUARE, LEIGH-ON-SEA, ESSEX, SS9 3UD

Erect two storey side extension with dormer and car port to front, install rooflights to front and sides and alter rear elevation

The Committee discussed the application and **RESOLVED TO OBJECT** as the proposed development by reason of its size, scale and form will appear as an overly dominant and incongruous addition that is out of keeping with and detrimental to the character appearance of the original dwelling and street scene in the immediate area. Additionally it would fail to integrate satisfactorily with the host dwelling. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. It would also unbalance a pair of semi-detached houses.

The proposal remains in contravention to the National Planning Policy Framework, Polices KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1, DM3 and DM6 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

- 301. The Committee had **NO OBJECTION** to the following applications:
 - LOS/21/0054 SOS/21/00283/FULH
 18 QUEENS ROAD, LEIGH-ON-SEA, ESSEX, SS9 1BA
 Erect single storey rear extension
 - LOS/21/0055 SOS/21/01757/FUL
 7A GRAND PARADE, LEIGH-ON-SEA, ESSEX, SS9 1DX

 Replace existing window with french doors to ground floor front bay window
 - LOS/21/0056
 SOS/21/00501/TPO

 LEIGH BOWLS CLUB, 91 RECTORY GROVE LEIGH-ON-SEA, ESSEX, SS9 2HW
 Reduce by 5m and remove deadwood and broken branches, remove low limb on north side to one large Ash tree to front (T1), reduce width on north side by 3m, reduce height by 2m and remove deadwood and old stubs to one Cedar tree to front (T2) (Work to Trees covered by a Tree Preservation Order)
 - LOS/21/0057 SOS/21/00392/FULH
 243 ELM ROAD, LEIGH-ON-SEA, ESSEX, SS9 1SA
 Erect single storey rear extension
 - LOS/21/0058 SOS/21/00283/FULH
 69 GLENDALE GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2BG
 Erect single storey rear extension
 - LOS/21/0059 SOS/21/00417/FULH
 43 ST CLEMENT'S DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3BJ

Erect two storey rear/side infill extension, single storey extension to rear of existing garage, form hip to gable roof extension with juliet balcony to rear, dormers to sides and convert loft in to habitable accommodation and alter side elevation

- LOS/21/0060 SOS/21/00388/FULH
 40 BRAEMAR CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 3RJ
 Hip to gable roof extension, erect dormer to rear with juliette balcony to form habitable accommodation in the loftspace, erect single storey side extension and detached office to rear
- LOS/21/0065 SOS/21/00452/FULH (THAMES WARD)
 112 TATTERSALL GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2QZ

 Erect detached summer house to rear

• LOS/21/0067 SOS/21/00489/FULH (ST JAMES WARD)
36 BLENHEIM CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 3DT

Demolish existing rear extensions, chimney stacks and front dormer, erect part single/part two storey rear extension and form two new front dormers

• LOS/21/0068 SOS/21/00464/FULH (ST CLEMENTS WARD)
69A LEIGH HILL, LEIGH-ON-SEA, ESSEX, SS9 2DH

Erect single storey rear extension, alter elevations, extend existing raised decking to rear, associated landscaping to rear, install parking bay to rear and install vehicular access onto leigh hill

LOS/21/0069 SOS/21/00480/FULH (BONCHURCH WARD)
 23 EASTWOOD ROAD, LEIGH-ON-SEA, ESSEX, SS9 3AJ

Install dormer to rear with recessed balcony to form habitable accommodation in the loftspace, erect new porch to front and single garage to side, convert existing garage into habitable accommodation and alter elevations

- LOS/21/0070 SOS/21/00486/FULH (THAMES WARD)
 44 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN

 Erect part single/part two storey side and rear extension and layout paving to front with boundary fence
- LOS/21/0072 SOS/21/00527/FULH (BONCHURCH WARD)
 27 ST CLEMENT'S AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3BL

 Part demolish existing rear extension and erect first floor infill extension with pitched roof, single storey extension to rear and alterations to elevations

The meeting closed at 20.38pm