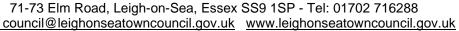


Leigh-on-Sea Town Council







Chairman: Cllr Paul Gilson Vice-Chairman: Cllr Andy Wilkins Town Clerk: Helen Symmons PLSCC

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 13th OCTOBER 2020
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Abbie Cotterell (Assistant Town Clerk)

The meeting opened at 7.40pm

204. APOLOGIES FOR ABSENCE

Cllrs; Vinice Cowell, Anita Forde, Alan Hart and Vivien Rosier

205. DECLARATION OF MEMBERS' INTERESTS

There were none

206. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 13th September 2020 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.

207. PUBLIC REPRESENTATIONS

There were none

208. PLANNING PDG OUTCOME

It was **RESOLVED** to submit the two responses for the government consultations.

209. LICENSING

SOS/20/02110/LAPREM

THE MAYFLOWER, 5 HIGH STREET, LEIGH-ON-SEA, SS9 2EN

Application to vary existing premises licence to include a garden area within the licensed area, to remove a condition restricting off-sales to the purchase of food and to amend various conditions attached to existing licence.

OBJECTION as it would be in contravention of several licensing objectives.

- The request to vary the existing premises licence to include the garden and remove the restriction on off-sales would increase the noise disturbance to Old Leigh residents, with houses nearby. The neighbours would be disturbed up for longer than the current hours permit, resulting in a public nuisance.
- 2. With the close proximity to the beach there is some concern that the off-sales would negatively impact the environment and people using the beach with additional litter.

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.

210. LOS/20/0188

SOS/20/01468/FUL

(HIGHLANDS WARD)

1629 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2SQ

Erect two storey side/rear extension and single storey rear extension.

The application was discussed by the Committee and RESOLVED NO OBJECTION

211. LOS/20/0189

SOS/20/01467/FUL

(ST. CLEMENTS WARD)

SCOUT HALL 52 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EP

Erect single storey rear and side extensions, lean to roof to west boundary, install retractable canvas awning to front and metal balustrading to front and side elevations.

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

The single storey rear and side extensions would, by reason of its design, size, bulk and mass, represent a cramped form of development and an overdevelopment of the land, which is out of keeping with and detrimental to the character and appearance of the application site and the area more widely.

The Design & Access statement does not provide enough details to show what the visual impact of the fixed frame with retractable awning would have on a strategic place like the Old Town.

We feel the retractable canvas awning to front and metal balustrading to front and side elevation is out of keeping with the Leigh 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).

212. LOS/20/0190

SOS/20/01466/FULH

(HERSCHELL WARD)

39 BURNHAM ROAD, LEIGH-ON-SEA, ESSEX, SS9 2JT

Erect first floor extension to existing detached garage.

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the addition of a first-floor extension to the existing garage would adversely impact upon the amenity and privacy of the neighbouring properties. It would also be in contravention with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3.

213. LOS/20/0197 SOS/20/01518/AMDT SCOUT HALL 52 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EP

(ST. CLEMENTS WARD)

Application to vary conditions 02 (approved plans), 04 (details of new doors, new dormer windows and terrace balustrading/railings) and 13 (operate as restaurant only) - amendments to fenestration and to provide takeaway facilities - (minor material amendment to planning permission 17/02280/ful dated 25.01.2019)

The application was discussed by the Committee and **RESOLVED TO OBJECT**, as we feel it is important that the Local Planning Authority are able to regulate and control development to safeguard the character of the area in accordance the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policy DMI and the Southend Design and Townscape Guide (2009). These conditions were imposed for a reason and should be adhered to.

Additionally, this area already has sufficient takeaway facilities and it doesn't need anymore. It is a semiresident area, so neighbouring properties will be affected by additional foot and vehicle traffic, as well as an increase in noise and disturbance.

214. LOS/20/0201 SOS/20/01579/FULH (THAMES WARD)
22 COTTESMORE GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2TG

Erect single storey outbuilding to rear (retrospective)

The Committee discussed the application and **RESOLVED TO OBJECT** as the proposed outbuilding by reason of its size, scale and form will appear as an overly dominant and incongruous addition. We note that it is 2m away from the boundary fence, but it would still have negative impact on the neighbouring properties. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings or to the rear garden scene.

Therefore this application is in contravention to both the Core Strategy and Development Management policies.

- 215. The Committee had **NO OBJECTION** to the following applications:
 - LOS/20/0185 SOS/20/01069/FUL (HERSCHELL WARD)
 6 WESTLEIGH AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2LF
 Erect detached single storey timber outbuilding for ancillary use to main dwelling.
 - LOS/20/0186 SOS/20/01522/TCA (ST. CLEMENTS WARD)
 14 THE TERRACE, LEIGH-ON-SEA, ESSEX, SS9 2DF

Fell 9 cypress trees (g5/g7/t9/g20), three apple trees (t11/t12/t13), one buddleia (t8), three yew trees (t6/g20), two cherry trees (t10/t18), two holly (g22/g24), one bay tree (t19), one lilac tree (g22) and one mixed hedge (g17), prune to shape one fig tree (t1), two cypress trees(t2/t3), one pear tree (t4) and one yew tree (g24), reduce crown by 1-1.5m and remove deadwood to one cherry tree (t14), reduce the crown by 1-1.5m and thin by 15% to one pear tree (t15), reduce crown by 1m to shape and remove deadwood to one cherry tree (t16), prune by up to 1m to one yew tree (t21) and thin out mixed shrubs and small trees (g23) at 14 the terrace and 22 hillside road.

- LOS/20/0187 SOS/20/01458/FUL (HERSCHELL WARD)
 LAND ADJACENT 206 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX
 Erect boundary fence (amended proposal)
- LOS/20/0192 SOS/20/01507/AMDT (ST. CLEMENTS WARD)
 88 PALL MALL, LEIGH-ON-SEA, ESSEX, SS9 1RG
 Application to vary conditions 02 (approved plans) and 03 (details of materials) to substitute the kalzip

Application to vary conditions 02 (approved plans) and 03 (details of materials) to substitute the kalzip standing seam roof with eternit thrutone slates colour blue-black (minor material amendment to planning permission 19/02005/ful dated 14.01.2020)

LOS/20/0193 SOS/20/01421/FULH (LEIGH ROAD WARD)
 75 CHALKWELL PARK DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1NH
 Form new vehicle crossover onto chalkwell park drive.

LOS/20/0194 SOS/20/01489/FULH (ST. CLEMENTS WARD)
 72 PALL MALL, LEIGH-ON-SEA, ESSEX, SS9 1RG

Erect single storey side/rear extension.

• LOS/20/0195 SOS/20/01508/FULH **(ELMS WARD)**

44 DAWLISH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1QX Erect single storey rear extension.

LOS/20/0196 SOS/20/01505/FULH (HERSCHELL WARD)
 84 HERSCHELL ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PU

Demolish detached garage and erect two storey side extension with integral garage, extend existing flat roof dormer to rear, two pitched roof dormers to front and install bi-fold doors with alterations to rear elevation.

LOS/20/0198 SOS/20/01453/AMDT (BONCHURCH WARD)
 119 BONCHURCH AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3AS

Vary condition 01,02 and 03 to replace garage doors with ground floor windows (minor material amendment to planning permission 20/00614/fulh dated 16.06.2020)

• LOS/20/0199 SOS/20/01573/TPO (HIGHLANDS WARD)

41 LIME AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3PA

Lift crown 4m, remove dead branches and low branches to one field maple (t4), lift crown no more than 4.5m, remove deadwood and branches to one oak tree (t5) and lift crown no more than 5.5m to one oak tree (t6) due to encroaching and overhang from neighbouring garden of no. 43 lime avenue (works to trees subject to a tree preservation order)

• LOS/20/0200 SOS/20/01552/FUL **(ELMS WARD)**

60 ELM ROAD, LEIGH-ON-SEA, ESSEX, SS9 1SN

Install external extract ventilation ductwork to rear, install bi-fold window to front and alterations to front and rear elevations.

LOS/20/0202 SOS/20/01594/TCA (HERSCHELL WARD)
 39 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2DY

Reduce by approx 1.5-2m to 5 previously pollarded smaller lime trees and reduce 3 previously pollarded lime trees to height of guttering, slightly above old pollard points (works to trees in a conservation area)

LOS/20/0203 SOS/20/01486/FULH (ST. CLEMENTS WARD)
 71 - 73 LEIGH HILL, LEIGH-ON-SEA, ESSEX

Raise flat roof to rear extensions, create balconies over with privacy screens and install new doors to first floor rears.

The meeting closed at 20.12pm