

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 24th NOVEMBER 2020 HELD VIRTUALLY

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

In Attendance: Abbie Cotterell (Assistant Town Clerk)

The meeting opened at 7.30pm

230. APOLOGIES FOR ABSENCE

Cllrs; Anita Forde and Vivien Rosier

231. DECLARATION OF MEMBERS' INTERESTS

There were none

232. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 3rd November 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.

233. PUBLIC REPRESENTATIONS

HOPSTERS, 18-20 ELM ROAD, APPLICATION TO VARY PREMISES LICENCE

The application was discussed by the Committee and it was **RESOLVED** the objection would not be withdrawn.

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.

234. LOS/20/0225 SOS/20/01801/FULH (ST. JAMES WARD)

53 OLIVIA DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3EF

Erect dormer to rear to form habitable accommodation in the loftspace.

The application was discussed by the Committee and RESOLVED NO OBJECTION

235. LOS /20/0226 SOS/20/01814/FULH (BONCHURCH WARD)

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.

The application was discussed by the Committee and RESOLVED NO OBJECTION

236. LOS/20/0227 SOS/20/01759/FULM **(ST. CLEMENTS WARD)**

CAR WASH 120 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1AA

Demolish existing retail unit and former car wash site and erect a 3-storey building with upper storey set-back comprising of 280 sq.m commercial space at ground floor level and 15 self-contained flats (class c3), ground floor parking court, refuse, cycling storage, lay out landscaping and install vehicular access onto Victor Drive.

The application was discussed by the Committee and **RESOLVED TO OBJECT** as this proposal is a complete overdevelopment of the plot and contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents, will harm the character and appearance of the wider area and will lead to a detrimental change of the street's function. It also does not protect the amenity of the site, immediate neighbours and surrounding area, having regard to privacy overlooking, outlook, noise and disturbance and pollution.

In addition it will have a huge impact on the Broadway and the surrounding area. We are aware the application meets the Southend Borough Council parking standards, but we feel that this proposal would cause huge amounts of additional parking stress. Access to the car park via Victor Drive is unsuitable and this road would be unable to accommodate the additional traffic flow safely. The deliveries to the ground floor commercial businesses could also cause an issue with blocking the road, as there is no parking available for this.

237. LOS/20/0231 SOS/20/01782/FUL (HERSCHELL WARD)

46 THEOBALDS ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NE

Demolish existing garage and erect two storey detached dwellinghouse on land adjacent to 46 Theobalds Road with associated amenity space and parking.

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposed two storey dwellinghouse, by reason of its size, siting and scale, would fail to integrate satisfactorily and would create a dominant and incongruous addition to the detriment of the character and appearance of the street scene and the wider area. Additionally, the proposal would result in an overbearing dominant form, to the detriment of amenities of nearby residential occupiers to the North of the site (32, 36 and 38 Western Road)

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).

238. LOS/20/0236 SOS/20/01833/FUL (THAMES WARD)

6 CRESCENT ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PF

Erect two storey side extension and roof extension to convert existing two self-contained flats to form two semi-detached dwellinghouses, alterations to elevations, bin, cycle storage and amenity space to rear and parking to front.

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

239. LOS/20/0237

SOS/20/01766/FUL

(ST. CLEMENTS WARD)

37 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1PA

Erect single storey front/side extension at ground floor level, erect two storey rear extension and hipped to gable roof extension with dormers to side to form 3 self-contained flats and extend existing ground floor commercial unit, veranda to side first floor level, rooflights to front and side elevations, separate commercial/residential bin store areas, cycle store and parking to rear.

The application was discussed by the Committee and **RESOLVED TO OBJECT**. This proposal will constitute as 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 it would be 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 and therefore this application is in contravention of policies DM1 and DM5 of the Development Management Document (2015).

There is also concern with the lack of additional car parking spaces being provided, but also the loss of an existing car parking space in an area already suffering with 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).

240. LOS/20/0243

SOS/20/01887/FULH

(ST. CLEMENTS WARD)

28 LEIGH PARK ROAD, LEIGH-ON-SEA, ESSEX, SS9 2DU

Erect single storey rear extension with roof lantern and layout raised patio area (amended proposal)

The Committee discussed the application and **RESOLVED TO OBJECT** as the proposed development by reason of its design, scale and bulk is out of keeping with and detrimental to the street scene and Conservation area.

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, DM3 and DM5 of the Development Management Document (2015).

241. LOS/20/0244

SOS/20/01731/FULH

(THAMES WARD)

29 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN

Erect single storey rear extension, replace existing garage with extension to side/rear to form bin storage, replace fencing and gate to front boundary.

The application was discussed by the Committee and RESOLVED NO OBJECTION

242. LOS/20/0245

SOS/20/01932/FULH

(HERSCHELL WARD)

170 GLENDALE GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2BA

Erect two storey side extension with balcony to rear and single storey rear extension.

The application was discussed by the Committee and RESOLVED NO OBJECTION

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

LOS/20/0220 SOS/20/01768/FUL 1356 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2UH

(THAMES WARD)

Erect dormer to rear.

• LOS/20/0221 SOS/20/01785/FULH (HERSCHELL WARD)

105 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LY

Erect single storey rear extension and alter side elevation.

LOS/20/0222
 SOS/20/01789/FULH
 (HERSCHELL WARD)

41 GRANGE ROAD, LEIGH-ON-SEA, ESSEX, SS9 2HT

Erect single storey side/rear extension and alterations to elevations.

• LOS/20/0223 SOS/20/01823/TPO (THAMES WARD)

11 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN

Reduce crown height to one lime tree to front (t2) (work to trees covered by a tree preservation order)

• LOS/20/0224 SOS/20/01830/TCA (THAMES WARD)

11 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN

Fell one conifer tree to front (t1) and replace with laurel or similar hedge (application for works to a tree in a conservation area)

LOS/20/0228 SOS/20/01799/FULH (THAMES WARD)

41 CRESCENT ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PF

Erect single storey front extension.

• LOS/20/0229 SOS/20/01796/FULH (LEIGH ROAD WARD)

58 LORD ROBERTS AVENUE, LEIGH-ON-SEA, ESSEX, SS9 1NE

Erect single storey rear extension and form roof extension to dormers to front and rear.

• LOS/20/0230 SOS/20/01790/FULH (ST. CLEMENTS WARD)

18 QUEENS ROAD, LEIGH-ON-SEA, ESSEX, SS9 1BA

Replace existing timber single glazed sash windows with timber double glazed sash windows.

• LOS/20/0232 SOS/20/01669/FUL (ST. CLEMENTS WARD)

VANILLA 52A BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1AG

Erect first floor extension to form salon (class sui generis) ancillary to ground floor hairdressers.

LOS/20/0233 SOS/20/01749/BC3 (ST. CLEMENTS WARD)
 LEIGH-ON-SEA RAILWAY STATION BELTON WAY WEST, LEIGH-ON-SEA, ESSEX, SS9 2ET

Replace free standing totem digital display unit.

• LOS/20/0234 SOS/20/01750/ADV (ST. CLEMENTS WARD)

<u>LEIGH-ON-SEA RAILWAY STATION BELTON WAY WEST, LEIGH-ON-SEA, ESSEX, SS9 2ET</u>
Replace free standing totem digital display unit (advertisement consent)

LOS/20/0235
 SOS/20/01865/FULH
 (THAMES WARD)

90 CRESCENT ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PG

Hipped to gable roof extension with dormer to rear to form habitable accommodation in the loftspace.

LOS/20/0238
 SOS/20/01924/FULH
 (LEIGH ROAD WARD)

11 GLEN ROAD, LEIGH-ON-SEA, ESSEX, SS9 1EU

Erect single storey side/rear extension.

• LOS/20/0239 SOS/20/01910/FULH (ELMS WARD)

69 LYMINGTON AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2AL

Erect single storey side/rear extension and alterations to side elevations.

• LOS/20/0240 SOS/20/01906/FULH (THAMES WARD)

35 HARLEY STREET, LEIGH-ON-SEA, ESSEX, SS9 2NJ

Erect single storey rear/side extension and convert garage in to habitable accommodation.

LOS/20/0246 SOS/20/01950/TCA (THAMES WARD)
 4 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN

Reduce crown by 1m to robinia (t1) and to prunus (t4) located left, to rear of property (application for proposed works to trees in a conservation area)

The meeting closed at 19.58pm