

# 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 Doug Cracknell | Vice Chairman: Cllr Keith Evans

Town Clerk: Helen Symmons PSLCC



# MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE TUESDAY 22<sup>nd</sup> JUNE 2021 HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: David Bowry, Doug Cracknell (Chairman), Paul Gilson, Alan Hart, Emma Mills and James Preston

Absent: Cllrs: Vinice Cowell, Keith Evans and Andy Wilkins

In Attendance: Abbie Cotterell (Assistant Town Clerk)

#### The meeting opened at 7.30pm

APOLOGIES FOR ABSENCE

Cllrs Vinice Cowell, Keith Evans and Andy Wilkins

10. DECLARATION OF MEMBERS' INTERESTS

There were none

11. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 1<sup>st</sup> June 2021 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

CONSIDERATION OF TOWN CLERK'S REPORT ON HIGHWAY MATTERS

**LEIGH HILL** 

The Committee discussed the report and **RESOLVED** to make a request to Southend Borough Council to give approval to Leigh Town Council for repeater signs on the small stretch of 'old Leigh village' where the road and pavement are particularly narrow with the original properties lining the way. If SBC are in agreement this could be financed through Community Infrastructure Levy receipts (CIL) subject to approval from full Council.

LEIGH MARSHES / TWO TREE ISLAND

The Committee discussed the report and **RESOLVED** to make a request to Southend Borough Council for a formal investigation/assessment to be undertaken by an engineer to determine if a TRO could be applied in this area and suggest 20mph be considered.

#### **PLANNING SECTION 1**

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

There were none

## 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.

13. LOS/21/0156 SOS/21/00881/FULH (HIGHLANDS WARD)
75 EATON ROAD, LEIGH-ON-SEA, ESSEX, SS9 3PG

Erect hip to gable roof extension, dormer to front and rear elevations, erect two storey rear extension with juliette balcony, erect outbuilding to rear, alter elevations.

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 bungalows.

Therefore the proposal is 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).

14. LOS/21/0158 SOS/21/01098/TPO (HIGHLANDS WARD)
DEVELOPMENT LAND UNDERWOOD SQUARE, LEIGH-ON-SEA, ESSEX, SS9 3PB

Reduce two main limbs growing in se direction by 3m and crown lift to 6m one oak tree (t1 (t14 of tpo)), reduce one main limb growing in se direction by 3m cutting to suitable growing points one oak tree (t4 (t15 of tpo), reduce two main lowest limbs growing in se direction by 3m cutting to suitable growing points one oak tree (t5 (t16 of tpo), crown lift to 5m clearance from ground level one oak tree (t6 (t17 of tpo), reduce lateral branches growing in se direction by 2m cutting to suitable growing points one oak tree (t7 (t18 of tpo) (works covered by a tree preservation order)

The application was discussed by the Committee and subject to Southend Borough Council's arboriculturalist agreeing **RESOLVED NO OBJECTION.** 

15. LOS/21/0165 SOS/21/01031/FULH (HERSCHELL WARD) 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 (amended proposal)

The Committee discussed the application and **RESOLVED TO OBJECT**. The proposed extensions would 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, rear garden scene 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.

The proposal is 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).

16. LOS/21/0166 SOS/21/01141/TPO (HERSCHELL WARD)

ST MICHAELS PREPARATORY SCHOOL 198 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX

Remove lower branches and reduce crown by 25% to one oak tree (t3) to front, reduce crown by 25% to two oak trees (t1 and t2) to front (application for works to a tree covered by a tree preservation order)

The application was discussed by the Committee and **RESOLVED TO OBJECT.** The large amount of foliage that would be lost is extremely concerning and would be detrimental to the area. The trees are well established in the area and enhance the character of the site. Additionally, by reducing the crown by 25% would affect the overall health of the tree.

### 17. LOS/21/0171 SOS/21/01037/FUL **(ST CLEMENTS WARD)**

14 - 15 THE GARDENS LEIGH-ON-SEA ESSEX, SS9 2DW

Revert dwelling into two self-contained dwellings, demolish existing two-storey side extension, erect single storey rear extension, two storey side extension, alter elevations.

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 is therefore in contravention to policies DM1, DM3 and DM6 of the Southend-on-Sea Development Management document (2015).

18. LOS/21/0181 SOS/21/00991/FUL **(ST CLEMENTS WARD)** 

THEOBALDS WHARF ALLEY DOCK, LEIGH-ON-SEA, ESSEX, SS9 2EN

Install and use of barge 'bison' as dry dock alongside theobalds wharf.

The application was discussed by the Committee and **RESOLVED TO OBJECT** but not to any material objections that were raised.

It is unclear why planning permission is required, as it is not a fixed structure and is still classed as a boat. The application is not for a structure on land and still has the ability to be moved. The committee would like clarification as to why it has been submitted in this way.

19. LOS/21/0184 SOS/21/01171/FULH (ST JAMES WARD)
45 OLIVIA DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3EF

Erect hip to gable roof extension with dormers to front and rear and convert loft in to habitable accommodation, juliet balconies to front and rear and alterations to front, side and rear elevations (amended proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposed development would be overbearing and would not make a positive contribution to the character of the original building and the surrounding area. There would be an unacceptable juxtaposition within the street scene that would harm the character and appearance of the area. The proposed application does not protect immediate neighbours having regard to privacy and the scale proposed is not respectful and subservient to that of the original building.

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

- 20. The Committee had **NO OBJECTION** to the following applications:
  - LOS/21/0157 SOS/21/00987/FUL (THAMES WARD)
     1434A LONDON ROAD, LEIGH-ON-SEA, SOUTHEND-ON-SEA, SS9 2UL

     Erect hip to gable roof extension, dormer to rear with juliette balcony, rooflights to front, alter elevations.
  - LOS/21/0159 SOS/21/00888/FULH (ST CLEMENTS WARD)
     33 LEIGH HILL, LEIGH-ON-SEA, ESSEX, SS9 2DH
     Replace existing timber shopfront windows and door at ground floor with new double glazed timber shopfront, replace existing timber sash windows at ground and first floor level with new double glazed timber sash windows and alter elevations.
  - LOS/21/0160 SOS/21/01006/FUL (ELMS WARD)
     1026 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 3NE

Change of use from car showroom (class sui generis) to carpet showroom (class e), erect single storey front extension and alter elevations.

LOS/21/0161 SOS/21/01008/FULH (THAMES WARD)
 55 COTTESMORE GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2TF
 Erect single storey rear extension and first floor side extension.

LOS/21/0162 SOS/21/01014/FULH (HERSCHELL WARD)
 33 BURNHAM ROAD, LEIGH-ON-SEA, ESSEX, SS9 2JU

 Erect single storey front/side extension and single storey rear extension, extend existing balcony to first floor rear.

LOS/21/0163 SOS/21/01017/FULH (BONCHUCH WARD)
 152 STATION ROAD, LEIGH-ON-SEA, ESSEX, SS9 3BW
 Erect single storey rear extension.

LOS/21/0164 SOS/21/01018/FULH (THAMES WARD)
 <u>82 TATTERSALL GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2QT</u>
 Erect single storey rear extension with roof lantern.

(THAMES WARD)

LOS/21/0167 SOS/21/01032/FUL (LEIGH ROAD WARD)
 FLAT 1 82 UNDERCLIFF GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1ED
 Extend existing detached outbuilding to front and increase height of part of boundary fence along east elevation.

LOS/21/0168 SOS/21/01034/FULH (THAMES WARD)
 40 PARK ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PE
 Erect single storey rear extension and first floor rear extension.

LOS/21/0169 SOS/21/01059/FULH (THAMES WARD)
 26 MEDWAY CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 2UY
 Erect single storey side/rear extension and garage to side.

LOS/21/0170 SOS/21/00815/FULH (LEIGH ROAD WARD)
 36 UNDERCLIFF GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1EA
 Erect roof extension.

LOS/21/0172 SOS/21/01064/FULH (THAMES WARD)
 80 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2NL
 Replace closed balcony with open balcony with balustrading to front elevation, alter elevations.

LOS/21/0173 SOS/21/00925/FULH (HIGHLANDS WARD)
 <u>101 OLIVE AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3PX</u>
 Form hippped to gable roof extension with dormer to rear with juliette balcony and install rooflights to front.

LOS/21/0174 SOS/21/01090/FULH
 <u>100 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PN</u>
 Erect single storey rear extension.

LOS/21/0175 SOS/21/01071/FULH (BONCHUCH WARD)
 51 ST CLEMENT'S AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3BL
 Erect single storey rear extension with parapet roof and roof lantern.

LOS/21/0176 SOS/21/00823/FULH (HIGHLANDS WARD)
 8 FOXWOOD PLACE, LEIGH-ON-SEA, ESSEX, SS9 3QJ
 Erect single storey side and rear extension.

LOS/21/0177 SOS/21/01082/FULH (HIGHLANDS WARD)
 132 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, ESSEX, SS9 3QW
 Erect single storey side extension, conservatory to rear.

LOS/21/0178 SOS/21/01083/FULH (ST CLEMENTS WARD)
 22 REDCLIFF DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1AY
 Erect single storey rear extension.

LOS/21/0179 SOS/21/01086/FULH (ELMS WARD)
 43 FAIRLEIGH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 2HZ
 Erect single storey side extension.

LOS/21/0180 SOS/21/01073/FULH (THAMES WARD)
 90 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2NL
 Erect single storey rear extension.

LOS/21/0182 SOS/21/01143/FULH (HIGHLANDS WARD)
 88 ADALIA CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 3SU
 Erect outbuilding to rear (part-retrospective)

LOS/21/0183 SOS/21/00271/FUL (ST CLEMENTS WARD)
 44 - 46 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1AH
 Demolish existing toilet block and erect rear extension for use as toilet block to include internal access with disabled wc and form additional preparation area to existing kitchen.

LOS/21/0185 SOS/21/01218/TCA (THAMES WARD)
 44 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN
 Shape and prune 1 maple tree in rear garden (application for works to trees in a conservation area)

The meeting closed at 20.53pm