

## 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 25TH JANUARY 2022 HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Vinice Cowell, Doug Cracknell, Paul Gilson and Emma Mills,

Absent: Cllrs: David Bowry, Keith Evans, Alan Hart and James Preston

In attendance: Helen Symmons (Town Clerk), Ingmar Lindberg-Jones (Admin Assistant)

#### The meeting opened at 7.30pm

15. APOLOGIES FOR ABSENCE

Cllrs David Bowry, Keith Evans, Alan Hart and James Preston

DECLARATION OF MEMBERS' INTERESTS

None

17. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 4<sup>th</sup> January 2022 were **AGREED** to have been an accurate record of the meeting were signed by the Chairman.

18. PUBLIC REPRESENTATIONS

There were none

19. LICENSING APPLICATIONS

There were none

#### **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.

20. LOS/22/0002 SOS/21/02498/FUL (LEIGH ROAD WARD)

FLAT 1 82 UNDERCLIFF GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1ED

Extend existing detached outbuilding to form store area.

A letter of objection was read out from – The Society for the Protection of Undercliff Gardens.

Following discussion, the Committee **RESOLVED TO OBJECT** due to the overbearing nature and density of buildings. The application does not respect the character of the site and is therefore contrary to Policy DM1 of the Southend Development Management document (2015) The proposed development by its design, size, bulk and mass, represents 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 application is in a Seafront character zone and does not add to the overall quality of Undercliff Gardens and does not retain the characteristics and form of the area. The application will materially change the existing character, appearance and form of the area therefore contrary to Policy DM3 and DM6 of the Southend Development Management document (2015)

21. LOS/22/0004 SOS/21/02118/FULH (ST CLEMENTS WARD) 67 LEIGH HILL, LEIGH-ON-SEA, ESSEX, SS9 2DH

Form parking space to front with retaining wall and form new vehicle crossover onto leigh hill.

Following discussion, the Committee RESOLVED NO OBJECTION

22. LOS/22/0006 SOS/21/02411/FULH (ST CLEMENTS WARD)

90B PALL MALL, LEIGH-ON-SEA, ESSEX, SS9 1RG

Erect single storey rear extension.

Following discussion, the Committee **RESOLVED TO OBJECT** the proposed development by reason of its size, scale and form was overshadowing and overbearing with the layout of existing buildings. It does not respect the character of the site and surroundings nor does it contribute positively to the space between buildings having a detrimental effect on the residents at 90A. It does not protect the amenity of 90A and will create a visual enclosure between 90B and the Union Congregational Church. It is therefore contrary to Policy DM1 of the Southend Development Management Document (2015).

23. LOS/22/0007 SOS/21/02247/FUL (ST CLEMENTS WARD)

90C PALL MALL, LEIGH-ON-SEA, ESSEX, SS9 1RG

Convert garage into habitable accommodation.

Following discussion, the Committee **RESOLVED TO OBJECT** as parking was a significant feature of approving the original application for this development. This application removes a garage and places an additional parking burden in an area already under parking stress. The proposal to access an alleyway to enable parking to the rear of the dwelling is not acceptable as the alleyway is not an access road. Additionally, it has a detrimental effect on the rear garden scene. The application is therefore contrary to DM3 and DM15 of the Southend Development Management Document (2015).

24. LOS/22/0010 SOS/22/00034/FUL (ST CLEMENTS WARD) 85 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1PN

Change of use of first floor from offices (class e) to self contained dwelling (class c3), erect first floor rear extension and roof terrace, relocate external staircase to side.

Following discussion, the Committee RESOLVED NO OBJECTION

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25. LOS/22/0012 SOS/21/02528/BC3 (ST CLEMENTS WARD) <u>LEIGH PORT HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EB</u> Install vertipools and piling habitats on existing coastal defence assets

Following discussion, the Committee RESOLVED NO OBJECTION

26. LOS/22/0014 SOS/22/00052/FULH (HIGHLANDS WARD)

8 EWAN WAY, LEIGH-ON-SEA, ESSEX, SS9 3RA

Erect single storey side/rear extension, convert garage into habitable accommodation, alter elevations.

Following discussion, the Committee RESOLVED NO OBJECTION

- 27. The Committee had **NO OBJECTION** to the following applications:
  - LOS/22/0001 SOS/21/02496/FULH (ELMS WARD)
     14 LEIGHVILLE GROVE, LEIGH-ON-SEA, ESSEX, SS9 2HX
     Install dormer to rear to form habitable accommodation in the loftspace, erect single storey side/rear extension and alter elevations.
  - LOS/22/0003 SOS/21/02513/FULH (ELMS WARD)
     22 SOUTHSEA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2AX
     Replace existing roof, erect single storey rear/side extension and front bay window (amended proposal)
  - LOS/22/0005 SOS/21/02527/FULH (THAMES WARD)
     53 TATTERSALL GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2QS
     Erect single storey rear and side extensions.
  - LOS/22/0008 SOS/22/00008/FULH (ST CLEMENTS WARD)
     24 LEIGH PARK ROAD, LEIGH-ON-SEA, ESSEX, SS9 2DU
     Erect single storey rear extension and install raised patio to rear.
  - LOS/22/0009 SOS/22/00015/FULH
     1 CHAPMANS WALK, LEIGH-ON-SEA, ESSEX SS9 2UZ
     Install new pitched roof to existing detached garage to rear.
  - LOS/22/0011 SOS/22/00035/NON (ST CLEMENTS WARD)

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

    Replace plan numbers 366p104d, 366p105c, 366p106, 366p107c, 366p109c, 366p110c, 366p111a and 366p113a with plan numbers 051-s3-p100-revb, 051-s3-p101-revb, 051-s3-p102-revb, 051-s3-p103-revb, 366p109d, 366p110d, 366p111b and 366p113b enhance design of approved scheme (non-material amendment to planning permission 19/00223/ful dated 01.04.2019)
  - LOS/22/0013 SOS/22/00028/FULH
     67 MADEIRA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3EA
     Erect single storey rear extension

The meeting closed at 8.40 pm