

# 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 13<sup>th</sup> JULY 2021 HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: David Bowry, Vinice Cowell, Doug Cracknell (Chairman), Keith Evans, Paul Gilson and James Preston

Absent: Cllrs: Alan Hart and Emma Mills

In Attendance: Helen Symmons (Town Clerk) and 1 member of the public

## The meeting opened at 7.30pm

21. APOLOGIES FOR ABSENCE

Cllrs Alan Hart and Emma Mills

The Chairman advised the meeting that Cllr Wilkins had resigned from the Committee.

22. DECLARATION OF MEMBERS' INTERESTS

There were none

# 23. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 22nd June 2021 were amended at the meeting to show apologies had been received from Cllr Andy Wilkins prior to the meeting. After this amendment they were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

# PLANNING SECTION 1

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

24. LOS/21/0214 SOS/21/01317/FULH (ST CLEMENTS WARD) 37 LEIGH HILL, LEIGH-ON-SEA, ESSEX, SS9 2DH Front two ateroxicide extension incorrecting under erroft parking to rear and elterations to side elevation

Erect two storey side extension incorporating under croft parking to rear and alterations to side elevation.

Following representation from a member of the public, the Committee discussed the application and **RESOLVED TO OBJECT.** The application was considered an overdevelopment in the conservation area which would cause serious highway safety. The Heritage statement was considered incorrect as Leigh Hill Close has a constant stream of traffic – from residents, their carers, cleaners, gardeners and delivery drivers which has increased enormously being the only stopping place for all the terraces in the area. Leigh Hill is very narrow out at that point and currently there is not good visibility of oncoming vehicles when existing Leigh Hill Close. A building on this corner will make the sight lines even more treacherous and the Committee had great concerns, especially as there are already speeding concerns in the area. Additionally, the application would cause harm on the character and appearance of this conservation area by building on an unsympathetic extension to this historic cottage with a locally listed cottage behind it.

#### 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.

#### 25. LOS/21/0186 SOS/21/01152/FUL (ST CLEMENTS WARD) REAR OF 1 ALEXANDRA ROAD, LEIGH-ON-SEA, ESSEX, SS9 1QD Demolish disused cycle repair /storage building to rear of 1 Alexandra Road and erect dwellinghouse with amenity space.

The Committee discussed the application and **RESOLVED TO OBJECT**. This proposal is effectively situated in 1 Alexandra Road's garden. Development on the land will constitute back land/infill development, as well as any building in this location will contribute to the sensation of being hemmed in and a general overdevelopment. Therefore, this is in direct contravention of DM3 as it will create a detrimental impact upon the living conditions and amenity of future occupants.

The proposal does not protect the surrounding properties, or the proposed development with regards 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).

There is also concern with the lack of any 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. Additionally the safe manoeuvring of vehicles still hasn't been addressed and this was a reason for prior refusal by the Planning Authority. This is unacceptable and detrimental to the National Planning Policy Framework (2018).

#### 26. LOS/21/0194 SOS/21/01171/FULH 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)

(ST JAMES' WARD)

The application was discussed by the Committee and it was **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 application does not protect immediate neighbours with regards to privacy and the scale proposed is not respectful and subservient to that of the original building.

## 27. LOS/21/0197 SOS/21/01221/FULH (HIGHLANDS WARD) <u>6 MARSHALL CLOSE, LEIGH-ON-SEA, ESSEX, SS9 3SS</u>

Erect roof extension to form habitable accommodation in loftspace with juliette balcony to rear, erect single storey front extension, single storey rear extension, alter elevations.

The Committee discussed the application and **RESOLVED TO OBJECT**. 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 and detrimental to the character appearance of the original bungalow and street scene in the immediate area. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. The Council do not wish a precedent to be set in this bungalow street scene.

The proposed addition of the rear balcony would be intrusive to the neighbouring properties. It does not protect the amenity of the site, immediate neighbours, and surrounding area, with regards to privacy, overlooking, outlook, and visual enclosure. Therefore, this application is in contravention with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3.

#### 28. LOS/21/0207 SOS/21/01288/FUL (HIGHLANDS WARD) 19 BAILEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 3PJ

Demolish existing building and erect new dwellinghouse with associated amenity and car parking.

The application was discussed by the Committee and RESOLVED TO OBJECT as it is an overdevelopment of the site and contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents, as it will give a sense of enclosure and it will harm the character and appearance of the wider area.

This would also be contrary to Policy DM1 in that the proposal does not add to the overall quality of the area and respect the character of the site, it's local context or surroundings.

Additionally, it does not protect the amenity of the site, immediate neighbours and the surrounding area with regard to privacy, overlooking, outlook and visual enclosure.

#### 29. LOS/21/0210 SOS/21/01264/AMDT (BONCHURCH WARD) CITY APARTMENTS 1307 - 1321 LONDON ROAD, LEIGH-ON-SEA, ESSEX

Application to remove conditions 22 to allow for class e use for commercial units (minor material amendment of planning permission 16/01780/FULM dated 13.07.2017)

The Committee discussed the application and **RESOLVED TO OBJECT**. It was felt that it is important that condition 22 should remain in part. London Road is already an area saturated with food and drink premises E(b) and indoor sport and fitness E(d). By removing this condition, it would no longer protect the amenities of occupiers of the development surrounding occupiers and to protect the character and amenities of the area and would therefore be contrary to Policies KP2 and CP4 of the Core Strategy DPD1 and Policies DM1 and DM3 of the Development Management DPD 2015.

We have no objection to a change of use to classes E(a), E(c), E(e), E(f) or E(g).

30. LOS/21/0212 55 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1PE

SOS/21/01130/FUL

(ST CLEMENTS WARD)

Change of use of shop and offices to restaurant at ground floor and 3 self-contained flats, erect rear extension to first and second floor, erect dormer to rear, install terraces and juliette balcony to rear, alter elevations.

The Committee discussed the application and **RESOLVED TO OBJECT** to the change of use. Under policy DM13 of the DMD it states there should be a healthy balance of uses in shopping areas. Furthermore, the policy state that an over-concentration of non-retail can detract from its shopping function, and that the Planning Authority will actively manage the concentration of different Use classes. The Broadway is already an area saturated with food and drink premises, so the addition of another restaurant would be unnecessary. In this part of the Broadway there are 19 ground floor buildings, 8 of which are food and drink related.

The application is in contravention of policy DM13 of the Development Management Document (2015), as it is not demonstrated that the proposed change of use would enhance the vitality and viability of the area, or would not lead to the isolation of A1 retail uses.

- 31. The Committee had **NO OBJECTION** to the following applications:
  - LOS/21/0187 SOS/21/01168/FUL (ELMS WARD) 23B SOUTHSEA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2AX Erect dormer to rear to form habitable accommodation in the loftspace (Amended Proposal)
  - LOS/21/0188 SOS/21/01167/FUL (HERSCHELL WARD) 123A HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LY Form gable end roof extension to side and enlarge existing balcony to rear

| • | LOS/21/0189<br>199 WESTERN ROAD, LEIGH-O   | SOS/21/01200/FULH   | (THAMES WARD)   |
|---|--|---|---|
|   | Erect part single/part two storey s  |   |   |
| • | LOS/21/0191<br><u>137 LYMINGTON AVENUE, LEIC</u><br>Erect outbuilding to rear (part-retr   |   | (ELMS WARD)   |
| • | LOS/21/0192<br><u>49 BURNHAM ROAD, LEIGH-ON</u><br>Erect single storey side and rear of  |   | (HERSCHELL WARD)  |
| • | LOS/21/0193<br><u>7 OLIVE AVENUE, LEIGH-ON-S</u><br>Erect single storey rear extension   | SOS/21/01219/FULH<br>EA, ESSEX, SS9 3PR<br>with gable window, first floor sid       | (HIGHLANDS WARD)<br>de extension and alterations to elevations          |
| • | LOS/21/0195<br><u>38 LIME AVENUE, LEIGH-ON-SI</u><br>Alter roof from hipped to gable to<br>roof to existing garage and alterat   | top floor rear elevation, install ai  | (HIGHLANDS WARD)<br>r conditioning units to side elevations, alter<br>) |
| • | LOS/21/0198<br>24 MARGUERITE DRIVE, LEIGH<br>Erect single storey side and rear e   |   | (LEIGH ROAD WARD)   |
| • | LOS/21/0199<br><u>7 DYNEVOR GARDENS, LEIGH</u><br>Erect two storey side extension (a   |   | (THAMES WARD)   |
| • | LOS/21/0200<br><u>26 CANVEY ROAD, LEIGH-ON-S</u><br>Replace windows on ground and  | SOS/21/00532/FULH<br>SEA, ESSEX, SS9 2NN<br>first floor front and side.             | (THAMES WARD)   |
| • | LOS/21/0201<br><u>11 VARDON DRIVE, LEIGH-ON-</u><br>Erect single storey rear extension   |   | (HIGHLANDS WARD)  |
| • | LOS/21/0202<br><u>14 OAKLEIGH PARK DRIVE, LE</u><br>Erect single storey rear extension   |   | (ST CLEMENTS WARD)  |
| • | LOS/21/0203<br><u>21 SOUTHSEA AVENUE, LEIGH</u><br>Erect single storey rear and side e   |   | (ELMS WARD)   |
| • | LOS/21/0204<br>61A HIGH CLIFF DRIVE LEIGH-<br>Install balcony to first floor flat at r   |   | (LEIGH ROAD WARD)   |
| • | LOS/21/0205<br>96 CRICKETFIELD GROVE, LEI<br>Erect two storey side extension and   | SOS/21/01260/FULH<br>GH-ON-SEA, ESSEX, SS9 3EL<br>nd single storey rear extension ( | (ST JAMES' WARD)<br>amended proposal)                                   |
| • | LOS/21/0206<br><u>44 ELM ROAD, LEIGH-ON-SEA,</u><br>Alter shop front, erect single store<br>install retractable awning to front. | SOS/21/01234/FUL<br>ESSEX, SS9 1SN<br>ey side extension, erect first floo           | (ST CLEMENTS WARD)  |
| • | LOS/21/0208<br>117 SOUTHSEA AVENUE, LEIG   | SOS/21/01281/FULH   | (ELMS WARD)   |
|   |  |   | ey rear extension, erect single storey side                             |

| • | LOS/21/0209<br><u>117 SOUTHSEA AVENUE, LEIGH-O</u><br>Enlarge existing dormer to rear, instal                                       |                                   | (ELMS WARD)        |
|---|---|-----------------------------------|--------------------|
| • | LOS/21/0211<br><u>105A BROADWAY, LEIGH-ON-SEA</u><br>Erect first floor rear extension with juli                                     |                                   | (ST CLEMENTS WARD) |
| • | LOS/21/0213<br>66 BURNHAM ROAD, LEIGH-ON-SE<br>Erect single storey side/rear extension  |                                   | (HERSCHELL WARD)   |
| • | LOS/21/0215<br><u>41 HADLEIGH ROAD, LEIGH-ON-SE</u><br>Demolish garage and extend and alter<br>and formation of new and enlarged ba | the elevations of the existing dv | (ST CLEMENTS WARD) |

32. The Committee **NOTED** the General Permitted Development:

The meeting closed at 20.10