

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 3rd August 2021 HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Cllr David Bowry, Cllr Doug Cracknell (Chairman), Cllr Alan Hart and Cllr Emma Mills

Absent: Cllrs: Cllr Vinice Cowell, Cllr Keith Evans, Cllr Paul Gilson, Cllr James Preston

In Attendance: Helen Symmons (Town Clerk)

The meeting opened at 7.30pm

33. APOLOGIES FOR ABSENCE

Cllr Vinice Cowell, Cllr James Preston, Cllr Keith Evans

34. DECLARATION OF MEMBERS' INTERESTS

There were none

35. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 13th July 2021 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

36. LICENSING APLICATIONS

The Committee noted the licensing decision made under Standing Order 3O.

37. GAMBLING POLICY

The Committee discussed the policy and RESOLVED to respond to the policy, as below

- Q1. Do you agree with the Licensing Policy Statement? Yes
- Q2. Do you have any further comments on this consultation? 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.

38. LOS/21/0217 SOS/21/01356/FULH (HERSCHELL WARD)

43A WESTLEIGH AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2LD

Erect single storey rear extension (amended proposal)

The Committee discussed the application and **RESOLVED TO OBJECT**. The proposed development, by reason of its siting, size, depth and height would result in an overbearing structure which would appear excessively dominant creating a sense of enclosure and a material loss of outlook for the occupiers of 45 Westleigh Avenue and would be harmful to their amenity.

The proposal remains in contravention of the National Planning Policy Framework 2019; Policy 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).

39. LOS/21/0223 SOS/21/01401/FULH (HIGHLANDS WARD) 37 LIME AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3PA

Erect part two/part single storey rear extension with juliet balcony, porch and porch canopy to front, alter elevations and form vehicular access on to lime avenue (amended proposal)

The Committee discussed the application and **RESOLVED TO OBJECT**. We recognise that the size has been reduced, however the proposal would still by reason of the scale, form and detailed design of the proposed ground floor extension, result in visually dominant, out of keeping and incongruous addition to the existing building which would result in significant harm to the character and appearance of the site, the street scene and wider area.

This is unacceptable and contrary to the National Planning Policy Framework (2019), policies KP2 and CP4 of the Core Strategy (2007), policies DM1 and DM3 of the Development Management Document (2015) and the advice contained within the Southend Design and Townscape Guide (2009).

40. LOS/21/0224 SOS/21/01364/FUL (ST CLEMENTS WARD) 27 LEIGH PARK ROAD, LEIGH-ON-SEA, ESSEX, SS9 2DU

Demolish existing building and erect two dwellinghouses with associated amenity spaces and basement parking (amended proposal)

The Committee discussed the application and **RESOLVED TO OBJECT.** Whilst we recognise the site is large enough to accommodate two dwellings, this application in the Leigh Conservation area does not represent a scale sympathetic to ensure consistency with local character. All properties in Leigh Park Road are within this conservation area and there is a general uniformity in terms of scale within the road. Additionally, the architectural style will be too dominant on the street scene and will change the character of the area.

We need assurances that the infrastructure will be able to cope with the additional volumes of waste/foul water from 2 x 4+ bedroomed, with 1 x 2 and 1 x 3 bathroom house on land where previously only 1 x 5 bedroom, 2 x bathroom house existed. This would have a detrimental effect on the surrounding homes and Leigh Town Council would like the assurance that the application complies with policy DM2 of the Southend-on-Sea Development Management document (2015)

It is therefore contrary to DM1 as it will not add to the overall quality of the area, respect the character of the area. It is therefore contrary to DM1 as it will not add to the overall quality of the area, respect the character of the site, its local context and surroundings in terms of the architectural approach.

It was also noted that the design and access statement had not been updated from the application last submitted.

41. LOS/21/0225 SOS/21/01370/FUL (LEIGH ROAD WARD)

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

Demolish existing bungalow, erect two semidetached dwelling houses with dormers to rear, parking to front, install vehicular access onto lord Roberts Avenue.

The Committee discussed the application and was RESOLVED NO OBJECTION.

42. LOS/21/0229 SOS/21/01410/FULH (HIGHLANDS WARD)

43 VARDON DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3SP

Hipped to gable roof extension with dormer to rear to form habitable accommodation in loftspace, erect single storey in fill extension to rear with bi-fold doors and 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 addition that is out of keeping with and detrimental to the character appearance of the original bungalow, rear garden scene 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 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)

43. LOS/21/0233 SOS/21/01447/FULH (HIGHLANDS WARD)

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

Erect part two/part single storey rear and side extension alter elevations and form vehicular access on to lime avenue.

The Committee discussed the application and **RESOLVED TO OBJECT**. We recognise that the size has been reduced, however the proposal would still by reason of the scale, form and detailed design of the proposed ground floor extension, result in visually dominant, out of keeping and incongruous addition to the existing building which would result in significant harm to the character and appearance of the site, the streetscene and wider area.

This is unacceptable and contrary to the National Planning Policy Framework (2019), policies KP2 and CP4 of the Core Strategy (2007), policies DM1 and DM3 of the Development Management Document (2015) and the advice contained within the Southend Design and Townscape Guide (2009).

44. LOS/21/0236 SOS/21/01448/FULH (THAMES WARD) 8 DYNEVOR GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2RG

Erect roof extensions and install dormers to rear to form habitable accommodation in roof, rooflights to front and alterations to rear elevation (amended proposal)

The Committee discussed the application and **RESOLVED TO OBJECT**. We recognise that the size has been reduced, however the proposed roof extensions and dormers to rear would still be intrusive to the neighbouring properties. Additionally, it does not protect the amenity of the site, immediate neighbours, and surrounding area, with regard 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.

45. LOS/21/0238 SOS/21/01475/AD (HIGHLANDS WARD)

20 VARDON DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3SR

Application for approval of details pursuant to condition 06 (details of surface materials of hard standing) of planning permission 20/00275/FULH dated 08.05.2020

The Committee discussed the application and **RESOLVED TO OBJECT**. We feel it is important that condition 6 should remain. The surface material should include porous paving, or other permeable surface treatment or on-site soakaway. By removing this condition, it would no longer protect the visual amenity of the occupiers and surrounding occupiers of the property. Additionally, it does not protect the character and of the area.

This would be unacceptable in the interests of visual amenity and to reduce the cumulative impact of development on the natural environment and infrastructure, so would be in contravention to Policy KP2 of the Core Strategy and DM1 of the Development Management Document (2015).

- 46. The Committee had **NO OBJECTION** to the following applications:
 - LOS/21/0216 SOS/21/01336/FULH (LEIGH ROAD WARD)
 74 MARGUERITE DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1NW
 Erect two storey rear extension and alter elevations.
 - LOS/21/0218 SOS/21/01351/FULH (ST JAMES WARD)
 108 BLENHEIM CHASE, LEIGH-ON-SEA, ESSEX, SS9 3BT
 Erect single storey rear extension, alter elevations.
 - LOS/21/0219 SOS/21/01354/FULH (HERSCHELL WARD)
 98 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PN
 Erect single storey side and rear extension.
 - LOS/21/0220 SOS/21/01255/FUL (ST CLEMENTS WARD)
 <u>LEIGH FISHERMANS CO-OP (RETAIL) VICTORIA WHARF, HIGH STREET, LEIGH-ON-SEA</u>
 Demolish and replace existing two storey building.
 - LOS/21/0221 SOS/21/01416/TCA (ST CLEMENTS WARD)
 8 UTTONS AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2EL
 Fell one wild cherry tree in rear garden (application for works to trees in a conservation area)
 - LOS/21/0222 SOS/21/01374/FUL (LEIGH ROAD WARD)
 <u>UNIT 2 5 LEIGHCLIFF BUILDING LEIGH CLIFF ROAD, LEIGH-ON-SEA, ESSEX</u>
 Change of use from storage unit (class b8) to personal training studio (class e) (retrospective)
 - LOS/21/0226 SOS/21/01357/FUL (HERSCHELL WARD)
 123 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LY

 Erect single storey side/rear extension to ground floor flat with solar panels to roof and cycle storage at rear (amended proposal)
 - LOS/21/0227 SOS/21/01455/TCA (THAMES WARD)
 11 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN

Reduce height to approx. 3m from ground level two hawthorn trees (t2 and t3) and one holly tree (t1) which form a hedgerow between 9 and 11 canvey road (application for works to trees in a conservation area)

- LOS/21/0228 SOS/21/01420/FULH (ST JAMES WARD)
 46 MADEIRA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3EB
 Erect single storey side and rear extension, form roof extension with dormer to front and rear and alter elevations (amended proposal)
- LOS/21/0230 SOS/21/01415/FULH (ST CLEMENTS WARD)
 57 LEIGHTON AVENUE, LEIGH-ON-SEA, ESSEX, SS9 1QB
 Erect single storey side/rear extension.
- LOS/21/0231 SOS/21/01427/FULH
 243 STATION ROAD, LEIGH-ON-SEA, ESSEX, SS9 3BP
 Erect single storey rear extension (amended proposal)
- LOS/21/0232 SOS/21/01433/FUL (HERSCHELL WARD)
 166A HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LP

 Erect hip to gable roof extension to existing first floor flat with dormer to rear, rooflights to front to convert loft in to habitable accommodation (amended proposal)
- LOS/21/0234 SOS/21/01398/FUL (ELMS WARD)
 FLAT A 75 CRANLEIGH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1SX
 Erect dormer to rear (amended proposal)

• LOS/21/0235 SOS/21/01495/TCA (THAMES WARD)
44 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN

Prune one pissard plum tree and one leyland cypress tree in garden (application for works to trees in a conservation area)

- LOS/21/0237 SOS/21/01451/FULH (ST CLEMENTS WARD)
 21 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EN

 Replace existing sloped roof on rear extension to flat roof and extend existing rear balcony over.
- LOS/21/0239 SOS/21/01463/FULH (LEIGH ROAD WARD)

LOS/21/0239 SOS/21/01463/FULH (LEIGH 91 WOODFIELD ROAD, LEIGH-ON-SEA, ESSEX, SS9 1ET Erect single storey rear extension, erect dormer to rear with juliette balcony.

- LOS/21/0240 SOS/21/01485/FULH (BONCHURCH WARD)
 138 KINGSWOOD CHASE, LEIGH-ON-SEA, ESSEX, SS9 3BG

 Erect dormer to rear with juliette balcony to form habitable accommodate in the loft space.
- LOS/21/0241 SOS/21/01505/AD (ST CLEMENTS WARD)
 THE DEN, VICTORIA WHARF, HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EN

 Application for approval of details pursuant to condition 05 (construction ecological management plan) of planning permission 21/00538/FUL dated 10.06.2021
- 47. The Committee **NOTED** the General Permitted Development:

The meeting closed at 20.09