

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 24th August 2021 HELD AT LEIGH COMMUNITY CENTRE

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

Absent: Cllrs: Vinice Cowell, Keith Evans and Alan Hart

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

The meeting opened at 7.31pm

48. APOLOGIES FOR ABSENCE

Cllrs Vinice Cowell, Alan Hart and Cllr Keith Evans

49. DECLARATION OF MEMBERS' INTERESTS

Cllr Gilson declared a non-pecuniary interest in application O, 88 Undercliff Gardens.

50. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 3rd August 2021 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

51. PUBLIC REPRESENTATIONS

PLANNING SECTION 1

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

r) LOS/21/0259 SOS/21/01604/FULH 138 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LZ

(HERSCHELL WARD)

Demolish existing detached garage and erect two storey detached garage with mezzanine level gym (amended proposal)

The member of public made a representation to the Committee regarding the application which was then discussed. The Committee **RESOLVED** to **object to the application** 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, 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.

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

The member of public left the meeting

52. LICENSING APLICATIONS

a) The Refill Room, 15 Elm Road, Leigh-on-Sea, Essex, SS9 1SW

Application for a new premises licence to supply Alcohol for the consumption off the premises:

 $\begin{array}{ll} \mbox{Monday to Saturday} & 09:00-17:30 \\ \mbox{Sunday} & 09:00-16:00 \end{array}$

Following discussion, the Committee **RESOLVED** no objection to the application.

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.

53. LOS/21/0251 SOS/21/01230/FULH (HIGHLANDS WARD)

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

Erect first floor extension to create two storey dwelling with rooms in roof, extend single storey side extension, install canopy to front, install air condition units to sides and alter elevations.

Following discussion and review of the planning history of the property the Committee **RESOLVED no objection.**

54. LOS/21/0253 SOS/21/01575/FULH (ELMS WARD)

20 TORQUAY DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1SE

Raise ridge height, erect hip to gable roof extension, install dormer to rear.

Following discussion, the Committee **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, rear garden scene and street scene in the immediate area.

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.

55. LOS/21/0255 SOS/21/01569/FULH (ST CLEMENTS WARD)

69 LEIGH HILL, LEIGH-ON-SEA, ESSEX, SS9 2DH

Layout parking to rear with retaining walls and access steps and form new vehicle crossover onto Leigh Hill.

Following discussion and consideration of other vehicle crossovers onto Leigh Hill, the Committee **RESOLVED no objection.**

56. LOS/21/0256 SOS/21/01571/FULH (LEIGH ROAD WARD) 88 UNDERCLIFF GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1ED

Erect detached garage, bin store and form gated boundary entrance.

The Town Clerk read to the Committee the copy of the objection letter received from The Society for the Protection of Undercliff Gardens. Following discussion the Committee **RESOLVED to object** to the application as the proposed development by reason of its design, scale and form is considered to be an incongruous addition to the streetscene and would significantly harm public views of the estuary. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework (2019),

Policies KP2 and CP4 of the core Strategy (2007), Policies DM1, DM3 and DM6 of the Development Management Document (2015) and the advice contained within the Design and Townscape Guide (2009).

Cllr Gilson took no part in this item

57. LOS/21/0260 SOS/21/01627/AD (ST CLEMENT'S WARD)

31 GRAND PARADE, LEIGH-ON-SEA, ESSEX, SS9 1DX

Application for approval of details pursuant to condition 15 (construction method statement) of planning permission 15/01792/FUL allowed on appeal dated 06.02.2017

Following discussion, the Committee **RESOLVED** to object to having this condition changed as the area is highly residential and construction traffic already causing issues. The condition was put in to protect residents during the construction of the development and therefore to permit extended construction movements daily and to now include Saturdays would be totally unacceptable to residents and the wider area. Residents should not have to endure further noise and environmental disturbance and for their sake the existing condition should remain.

58. LOS/21/0263 SOS/21/01627/FULH (LEIGH ROAD WARD)
10 WOODFIELD GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1EW

Erect part single/part two storey rear extension, alter elevations, install raised patio to rear (amended proposal)

Following discussion, the Committee **RESOLVED to object** as the proposed development, by reason of its excessive depth, height, size, scale and bulk results in a feature which is excessively dominant, incongruent to the main dwelling and of poor design, resulting in material harm to the character and appearance of the dwelling and the wider surrounding area. The development 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 Design and Townscape Guide (2009).

- 59. The Committee had **NO OBJECTION** to the following applications:
 - LOS/21/0242 SOS/21/01513/FULH
 26 CRANLEIGH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1SY
 Erect single storey side extension.
 - LOS/21/0243 SOS/21/01499/ADV (ELMS WARD)
 24 28 RECTORY GROVE, LEIGH-ON-SEA, ESSEX, SS9 2HG
 Install one externally non-illuminated facia board over entrance door with internally illuminated door surround and one internally illuminated projecting sign to front.
 - LOS/21/0244 SOS/21/01500/AMDT (ELMS WARD) 24 - 30 RECTORY GROVE, LEIGH-ON-SEA, ESSEX, SS9 2HE Application to vary condition 02 (approved plans) replace plan numbers 112(pl)05 revb and 112(pl)03 reva with 112(t)10 and 112(t)20 revise layout to include secure cycle storage within the curtiledge of the gymnasium and removal door to front left-hand corner (minor material amendment to application 20/00794/FUL dated 30/07/2020)
 - LOS/21/0245 SOS/21/01533/FULH (HIGHLANDS WARD)
 20 OLIVE AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3PR
 Erect single storey side and rear extension.

 - LOS/21/0247 SOS/21/01543/FULH (ELMS WARD)
 134 LEIGHTON AVENUE, LEIGH-ON-SEA, ESSEX, SS9 1PY
 Erect single storey rear and side extension.

LOS/21/0248 SOS/21/01549/FULH (LEIGH ROAD WARD)
 22 HIGH CLIFF DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1DG
 Erect single storey rear/side extension.

- LOS/21/0249 SOS/21/01561/FULH
 <u>7 ST DAVIDS DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3RQ</u>
 Erect single storey rear/side extension.
- LOS/21/0250 SOS/21/01609/TCA (ST CLEMENTS WARD)
 44 LEIGH PARK ROAD, LEIGH-ON-SEA, ESSEX, SS9 2DU
 Fell one flowering cherry tree and two holly trees to front (application for works to trees in a conservation area)
- LOS/21/0252 SOS/21/01430/FUL (ST CLEMENTS WARD)
 <u>LEIGH HOUSE BROADWAY WEST, LEIGH-ON-SEA, ESSEX, SS9 2DD</u>
 Erect first floor side extension to first floor flat.
- LOS/21/0254 SOS/21/01517/FULH (ELMS WARD)
 149 SOUTHSEA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2BH
 Erect single storey rear extension with roof lantern.
- LOS/21/0257 SOS/21/01598/FULH (ST JAMES WARD)
 15 MADEIRA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3EA
 Erect single storey side and rear extension.
- LOS/21/0258 SOS/21/01584/FULH (HERSCHELL WARD)
 95 SALISBURY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2JN
 Erect first floor side/rear extension.
- LOS/21/0261 SOS/21/01608/FULH (HIGHLANDS WARD)
 29 VARDON DRIVE, LEIGH-ON-SEA, ESSEX, SS9 2NG
 Erect single storey rear extension
- LOS/21/0262 SOS/21/01629/FULH (LEIGH ROAD WARD)
 28 LEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 1LD
 Erect single storey side rear extension
- LOS/21/0264 SOS/21/01640/FULH (THAMES WARD)
 17 MEDWAY CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 2UX
 Erect single storey side/rear extension, alter elevations

The meeting closed at 20.13