

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 14th September 2021 HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Keith Evans, James Preston and Emma Mills

Absent: Cllrs: David Bowry, Vinice Cowell, Doug Cracknell, Paul Gilson and Alan Hart

In Attendance: Helen Symmons (Town Clerk), Cllrs Jill Healey, Carole Mulroney and Andy Wilkins plus Mark Shepherd from Southend Borough Council

The meeting opened at 7.31pm

60. APOLOGIES FOR ABSENCE

Cllrs David Bowry, Vinice Cowell, Doug Cracknell, Paul Gilson and Alan Hart.

In the absence of the Chairman and Vice Chairman of the Committee, the Vice Chairman of Council chaired the meeting.

61. DECLARATION OF MEMBERS' INTERESTS

Cllr Mulroney declared a non-pecuniary interest as SBC Portfolio holder for the Local Plan presentation.

Cllr Evans declared a non-pecuniary interest in the Local Plan presentation as a Borough Councillor.

62. PRESENTATION FROM SOUTHEND BOROUGH COUNCIL ON THE LOCAL PLAN CONSULTATION

Under Standing Order 11a it was **RESOLVED** to change the order of business. A comprehensive presentation was given by the Borough Council Officer followed by questions.

63. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 24th August 2021 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

64. PUBLIC REPRESENTATIONS

There were none

65. LICENSING APPLICATIONS

There was no objection to the licensing application for Squeeze Café.

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.

66. LOS/21/0268

SOS/21/01685/FUL (THAMES WARD) 135 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2RF Demolish existing dwelling and erect building comprising no.7 apartments, layout parking, landscaping, cycle and refuse storage and form vehicular crossover onto Thames Drive (Amended Proposal)

Following discussion the Committee **RESOLVED TO OBJECT** to the application as the proposed development by reason of its design, height, scale and bulk will still appear as an overly dominant and incongruous addition that is out of keeping with and detrimental to the street scene. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. It is contrary to both Core Strategy and Development Management policies.

The development is also overbearing and is not respectful and subservient. It is therefore also contrary to Policy DM3 but also to Policy DM1 in that it does not protect the amenity of its immediate neighbours having regard to privacy and overlooking.

Additionally, there is also some concern that the vehicular access onto Thames Drive is very close to a busy traffic junction.

67. LOS/21/0281 SOS/21/01738/FULH (HIGHLANDS WARD) 75 EATON ROAD, LEIGH-ON-SEA, ESSEX, SS9 3PG

Erect single storey outbuilding to rear to form residential annex for ancillary use to main dwelling (Amended Proposal)

Following discussion, the Committee **RESOLVED TO OBJECT** to the application as the proposal is considered backland development, as well as being a complete overdevelopment of the plot. In view of where the property is situated it would harm the character and appearance of the wider area. It would also result in an unacceptable harm to the residential amenity of the future occupiers. Additionally, the height of the development does not protect the amenity of 42 Barnard Road which is adjacent to the boundary and has a detrimental effect on the garden scene.

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 therefore unacceptable and contrary to the National Planning Policy Framework, Polices KP2 and 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).

68. LOS/21/0283 SOS/21/01748/FULH (THAMES WARD) 44 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN Replace existing windows to front and side with double glazed aluminium Georgian style units

Following discussion the Committee RESOLVED NO OBJECTION			
69.	9. The Committee had NO OBJECTION to the following applications:		
•	 LOS/21/0265 14 WALKER DRIVE, LEIGH- Erect single storey rear exten 		(HIGHLANDS WARD)
•	5 EWAN WAY, LEIGH-ON-S Erect part single/part two sto		(HIGHLANDS WARD) ony to first floor and single storey side rear (amended proposal)
•	10 ASHLEIGH DRIVE, LEIGI	SOS/21/01662/FULH H-ON-SEA, ESSEX, SS9 1AD ey rear extension, install juliette balcor	(ST CLEMENTS WARD)
•	 LOS/21/0269 29 CANVEY ROAD, LEIGH-0 Application for approval of d 21/00803/FULH dated 14.05.3 	letails pursuant to condition 03 (deta	(THAMES WARD)
•	4 RONALD HILL GROVE, LE	SOS/21/01657/FUL EIGH-ON-SEA, ESSEX, SS9 2JB ion to form habitable accommodation i	(ELMS WARD) n roofspace, install rooflights to rear.
•	9 WARREN ROAD, LEIGH-C	SOS/21/01678/FULH DN-SEA, ESSEX, SS9 3TT side/rear to provide covered seating a	(HIGHLANDS WARD) rea (retrospective)
•	 LOS/21/0272 69 BROADWAY, LEIGH-ON- Install external extract and no 	SOS/21/01695/FUL -SEA, ESSEX, SS9 1PE ise dampening ventilation system to re	(ST CLEMENTS WARD) ear (retrospective)
•	10 WOODFIELD GARDENS,	SOS/21/01642/FULH LEIGH-ON-SEA, ESSEX, SS9 1EW corey rear extension, alter elevations	(LEIGH ROAD WARD) , install raised patio to rear (amended
•		SOS/21/01640/FULH EIGH-ON-SEA, ESSEX, SS9 2UX extension, alter elevations	(THAMES WARD)
•	 LOS/21/0275 29 VERNON ROAD, LEIGH-0 Erect single storey rear exten 		(HERSCHELL WARD)
•	LEIGH HOUSE BROADWAY Reduce crown height by 4m, I	move deadwood and old stubs to one	(ST CLEMENTS WARD) by 3m, reduce width on east and north Bay Tree to rear of building (Application
•	137 MARINE PARADE, LEIG	21/01722/FUL SH-ON-SEA, ESSEX, SS9 2RB and west elevations and recessed balco	(THAMES WARD)
•	 LOS/21/0282 27 DAWLISH DRIVE, LEIGH Erect single storey rear exten 		(ELMS WARD)

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- LOS/21/0284 SOS/21/01162/FUL (HERSCHELL WARD)
 1 WIRRELL COURT SALISBURY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2JS Demolish existing buildings and erect 4no. new garages
- LOS/21/0285 SOS/21/01746/FUL (ST CLEMENTS WARD)
 LEIGH NORTH STREET PRIMARY SCHOOL NORTH STREET, LEIGH-ON-SEA, ESSEX, SS9 1QE
 Replace existing windows and doors to all elevations
- LOS/21/0286 SOS/21/01672/FUL (THAMES WARD)
 1538 1540 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2QG
 Erect roof extension to form additional floor to form one self-contained flat, extend access staircase to upper
 floors and replacement terrace guarding at rear
- LOS/21/0288 SOS/21/01816/AMDT (HIGHLANDS WARD) HIGHLANDS COURT LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2SL
 Vary condition 02 (Approved Plans) - replace plan numbers CW-0103-107 Rev 1, 0103-117 Rev 1, 0103-207 Rev 01, 0103-217 Rev 01 with CW - 0103-107 Rev 02, 0103-117 Rev 02, 0103-207 Rev 02, 0103-217 Rev 02 -amendments to knee wall (including change of material from stone to brick), new landscaping and seating to front of site and update development signage design - (Minor - Material Amendment to Planning Permission 20/00579/FUL dated 12.06.20)

The meeting closed at 21.03