



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP | Tel: 01702 716288

council@leighonseatowncouncil.gov.uk | www.leighonseatowncouncil.gov.uk

Chairman: Cllr Keith Evans | **Vice Chairman:** Cllr Dr. David Bowry

Town Clerk: Helen Symmons PSLCC



MINUTES OF A MEETING
PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 31ST MAY 2022
HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: David Bowry, Vinice Cowell, Doug Cracknell, Keith Evans, Paul Gilson and Emma Mills

Absent: Cllrs: Alan Hart and James Preston

In attendance: Helen Symmons (Town Clerk)

The meeting opened at 7.24pm

1. ELECTION OF COMMITTEE CHAIRMAN

The Chairman of Council took the chair for the first item.

Cllr Vinice Cowell was nominated (Cllr Cowell, seconded Cllr Bowry) and elected Chairman of the committee.

Cllr Cowell took the chair.

2. ELECTION OF VICE CHAIRMAN

Cllr Paul Gilson was nominated (Cllr Gilson, seconded Cllr Cowell) and elected Vice Chairman of the committee

3. APOLOGIES FOR ABSENCE

Cllrs Alan Hart and James Preston

4. DECLARATION OF MEMBERS' INTERESTS

Cllr Gilson declared a non-pecuniary interest in Agenda item q 88 Undercliff Gardens having been approached by the applicant regarding the application.

5. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 10th May 2022 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

6. PUBLIC REPRESENTATIONS

PLANNING SECTION 1

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

There were none

Signed/Intialled

Dated

12. LOS/22/0129 SOS/22/01006/FULH (ST CLEMENTS WARD)
12A NEW ROAD, LEIGH-ON-SEA, ESSEX, SS9 2EA
 Erect ground floor front extension to form bay window and install balcony at first floor level to front elevation.

Following discussion, the Committee **RESOLVED TO OBJECT** as the application is within the conservation area and as a minimum should have powder coated aluminium heritage windows. It was felt the addition of the bay window and balcony would not give appropriate weight to the preservation of this heritage asset.

13. LOS/22/0131 SOS/22/01031/FULH (HIGHLANDS WARD)
147 VARDON DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3SH
 Erect hip to gable roof extension, erect dormers to front and rear, single storey side and rear extension, alter elevations.

Following discussion, the Committee **RESOLVED TO OBJECT** as the addition of the gable end would totally unbalance a pair of semi-detached bungalows. The gable roof extension does not add to the overall quality of the area nor respect the character of the site and surrounding area in terms of its architectural approach. The single storey side and rear extension is an overdevelopment of the site in terms of size and scale.

14. LOS/22/0133 SOS/22/01099/FULH (LEIGH ROAD WARD)
88 UNDERCLIFF GARDENS LEIGH-ON-SEA ESSEX SS9 1ED
 Erect detached garage incorporating cycle store, bin store and form gated boundary entrance (amended proposal)

Following discuss, the Committee **RESOLVED TO OBJECT** as the drawings are misleading and provide no evidence that the new application would be sited differently to the old garage which we note has already been demolished. According to the design and access statement a double garage is still planned but the design drawing indicates a large single garage. We still believe this will be an incongruous addition due to size height and position and would fail to preserve the existing estuary views from Grand Parade. We note that the proposed area photographed in the design and access statement looks to have been raised and any building would be higher than the neighbouring garage. The temporary site office provided a good indication of how a garage might appear and any amendment has not been significant enough at this stage.

Cllr Gilson took no part in this item

15. The Committee had **NO OBJECTION** to the following applications:

LOS/22/0117 SOS/22/00963/FUL (ELMS WARD)
1231 - 1233 LONDON ROAD LEIGH-ON-SEA ESSEX, SS9 3JA
 Erect new wall and fencing to front and side to increase loading area and install new sliding folding doors.

LOS/22/0118 SOS/22/00971/FULH (ELMS WARD)
162 ELM ROAD, LEIGH-ON-SEA, ESSEX, SS9 1SQ
 Erect single storey side/rear extension.

LOS/22/0119 SOS/22/00670/FULH (HERSCHELL WARD)
35 THEOBALDS ROAD LEIGH-ON-SEA ESSEX SS9 2NE
 Erect single storey side and rear extension.

LOS/22/0120 SOS/22/00999/FULH (THAMES WARD)
1 MARINE CLOSE LEIGH-ON-SEA, ESSEX, SS9 2RD
 Erect single storey side and rear extension with canopy, extend dormer to rear with balcony at first floor level, remove chimney, install raised patio area to rear and alterations to front elevation.

LOS/22/0123 SOS/22/00872/FULH (HERSCHELL WARD)
2 LEIGH PARK CLOSE, LEIGH-ON-SEA, ESSEX, SS9 2LS
 Erect single storey rear extension and alter elevations.

Signed/Intialled

Dated

- LOS/22/0125 SOS/22/01007/TPO **(ST JAMES WARD)**
[OAKHAM COURT 135 MANCHESTER DRIVE, LEIGH-ON-SEA, ESSEX](#)
Remove dead/rotten branches overhanging shed and boundary line to 5 oaks, 4 conifers, 1 sycamore, 1 pyracantha, 1 elder and 1 hawthorn along boundary line adjacent to brook (tp/100/299/18) (work to trees covered by a tree preservation order)
- LOS/22/0127 SOS/22/00966/FUL **(HERSCHELL WARD)**
[59A BURNHAM ROAD, LEIGH-ON-SEA, ESSEX, SS9 2JR](#)
Replace existing external staircase to rear (retrospective)
- LOS/22/0128 SOS/22/00994/FULH **(ST CLEMENTS WARD)**
[34 CLIFF PARADE, LEIGH-ON-SEA, ESSEX, SS9 1BB](#)
Erect gable roof extension with balcony to front, install rooflights to rear, alter elevations.
- LOS/22/0130 SOS/22/01001/BC3 **(BONCHURCH WARD)**
[ADAMS ELM HOUSE LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2AQ](#)
Install six mobility scooter storage units outside of rear entrance in car park.
- LOS/22/0132 SOS/22/01085/FUL **(ELMS WARD)**
[92 GLENDALE GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2AY](#)
Change of use to existing detached storage unit to office/storage (use class e), alter elevations and provide one additional car parking space.

The meeting closed at 8.09 pm