

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

Town Clerk: Helen Symmons PSLCC



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

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

Absent: Clirs: Alan Hart and James Preston

In attendance: Helen Symmons (Town Clerk)

### The meeting opened at 7.24pm

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

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.

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

#### 7. LICENSING APPLICATIONS

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.

8. LOS/22/00121 SOS/22/00996/FULH (HERSCHELL WARD)
41 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2DY

Erect ground floor and first floor side/rear extension with extended balcony to southwest elevation and alter elevations (amended proposal)

Following discussion, the Committee RESOLVED NO OBJECTION

9. LOS/22/0122 SOS/22/00614/FUL **(ST CLEMENTS WARD)** 

55 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1PE

Alter shopfront and install new extraction flue system to rear (amended application)

The Town Council had been contacted to advise that the application had been amended and that additional comments could be provided. Following discussion, the Committee **RESOLVED TO OBJECT** as per the original application with no further comments. The application is sited in the Leigh Cliffs conservation area and therefore the bi-fold doors proposed are not in keeping. The proposed flue to the rear of the building does not protect the immediate neighbours and surrounding residential area with regard to outlook, noise and disturbance. It is therefore contrary to DMD Policy DM1

10. LOS/22/0124 SOS/22/00773/FULH (BONCHURCH WARD)
22 BELFAIRS DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3AA

Raise ridge height to form new first floor and form habitable accommodation in the loftspace, erect single storey side, rear and front extensions and alter elevations.

Following discussion, the Committee **RESOLVED TO OBJECT.** This property is an existing bungalow with dormer to the rear on a road which slopes down to the north so the addition of a first floor brings in to question the roof height of the proposed new build in relation to the adjacent bungalow which is on a much lower level and not accurately portrayed in the design drawings. The street image shows that the proposed development will not respect the character of the site, its local context and surroundings in terms of its architectural approach, height and scale. It does not contribute positively to the space between buildings and their relationship to the public realm and does not protect the amenity of the site and immediate neighbours having regard to visual enclosure as it will be overbearing.

11. LOS/22/0126 SOS/22/01004/FULH (ELMS WARD)

19 LYMINGTON AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2AU

Erect single storey side/rear extension.

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The rear extension will substantially alter the rear garden scene and imbalance the pair of standalone properties. One has to question the proposed elevations as the 3d images shows the heigh substantially higher than the existing rear, whilst the design drawings show no such thing indication no height change. As the drawings cannot be trusted then one has to question the protection of the amenity of the site and especially to the immediate neighbours with regard to outlook and sense of visual enclosure.

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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.

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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