

# 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 21<sup>st</sup> JUNE 2022 HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: David Bowry, Vinice Cowell (Chairman), Doug Cracknell, Keith Evans, Emma Mills and James Preston

Absent: Cllrs: Alan Hart and Paul Gilson

In attendance: Helen Symmons (Town Clerk), Ingmar Lindberg-Jones (Admin Assistant) and 3 members of the public

## The meeting opened at 7.31pm

1. APOLOGIES FOR ABSENCE

Cllrs Alan Hart and Paul Gilson

2. DECLARATION OF MEMBERS' INTERESTS

Cllr Mills declared a non-pecuniary interest in agenda item g 93 Crescent Road.

3. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of <u>31<sup>st</sup> May 2022</u> were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

4. PUBLIC REPRESENTATIONS

### PLANNING SECTION 1

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

LOS/22/0142SOS/22/01136/LBC(ST CLEMENTS WARD)LEIGH LIBRARY BROADWAY WEST, LEIGH-ON-SEA ESSEX, SS9 2DAInstall cctv camera to east elevation of library building.

A member of public spoke about the position of the camera. They proposed that the camera should be repositioned as they believe it doesn't capture an area of the park that is notoriously know for vandalism. The Committee discussed the application and resolved **NO OBJECTION**. But would send a letter to the planning authority to request more information on the camera's position and to voice the concern of its current position in the application.

1 Member of public left the meeting

### 5. LICENSING APPLICATIONS

#### 22/01097/LAPREM

**ARTISAN MARKET, 198 - 200 LEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 1BS** For the sale and supply of alcohol on and off the premises Monday to Sunday - 08:00-23:00

Following discussion, the Committee **RESOLVED NO OBJECTION**.

### 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.

 LOS/22/0134 SOS/22/01033/BUDDCB (ELMS WARD)
9 ELM ROAD, LEIGH-ON-SEA ESSEX, SS9 1SW Erect two storey upwards extension to existing building to form 3 self contained flats (Prior Approval).

Following discussion, the Committee **RESOLVED TO OBJECT** by reason of its design, size, bulk and mass. The addition of a further two storeys will have a detrimental effect and would result in an incongruous and overly prominent form of development materially out of character with and harmful to the character and appearance of the site, the street scene and wider surrounding area. 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).

 LOS/22/0136 SOS/22/01092/FUL (ST CLEMENTS WARD)
32A VICTORIA ROAD, LEIGH-ON-SEA, ESSEX, SS9 1AU Raise roof to side, extend existing side dormer and install rear dormer with balcony to form habitable accommodation in the loftspace, alter elevations.

The Committee discussed the application and **RESOLVED TO OBJECT.** The proposed extensions would by reason of its size, scale and form appear as an overly dominant and incongruous addition that is out of keeping with and detrimental to the character appearance of the original dwelling. The proposed Juliette Balcony in the dormer would afford far more extensive views of the neighbouring gardens, and it does not protect the amenity of the site, immediate neighbours, and surrounding area, resulting in a loss of privacy for neighbours. 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), policy DM1 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

8. LOS/22/0137 SOS/22/01102/FULH 138 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LZ Demolich existing detected garage and erect two storey detected gar (HERSCHELL WARD)

Demolish existing detached garage and erect two storey detached garage with mezzanine level gym.

During discussion of the application a member of public requested to speak about this application which the Chairman permitted.

The Committee discussed the application and **RESOLVED TO OBJECT.** The proposed two storey detached double garage would, by reason of its size, design, scale and siting not appear subservient to, nor would it integrate satisfactorily with, the existing dwelling and given its siting, would result in an incongruous and overly prominent form of development materially out of character with and harmful to the character and appearance of the site, the street scene and wider surrounding area. It's location along the rear boundary of No. 57 Salisbury Road would appear overly dominant and oppressive addition resulting in an unacceptable sense of enclosure and loss of outlook significantly harmful to the amenity of the neighbouring occupiers. This would

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be unacceptable and contrary to the National Planning Policy Framework (2021), Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1 and DM3 of the Development Management Document (2015) and guidance contained within the Design and Townscape Guide (2009).

2 Members of public left the meeting

#### SOS/22/01114/FULH 9. LOS/22/0140

#### 93 CRESCENT ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PG

Raise ridge height to form new first floor and form new pitched roof over existing garage, erect two storey front extensions and two storey side/rear extension, alter elevations.

The Committee discussed the application and **RESOLVED TO OBJECT** as by reason of its design, size, bulk and mass the application does not add to the overall quality of the area or respect the character of the site and its 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).

Cllr Mills did not participate in this agenda item

#### 10. LOS/22/0144 SOS/22/01204/TCA (ST CLEMENTS WARD) 18 LEIGH PARK ROAD LEIGH-ON-SEA ESSEX SS9 2DU Fell one holly tree in rear garden (application for works to trees in a conservation area)

Following discussion, the Committee **RESOLVED NO OBJECTION**.

#### LOS/22/0146 SOS/22/01119/FUL 11. 986 - 1000 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 3NE

Demolish existing building and erect part 3/part 4 storey building comprising of 9no. Self-contained flats and 2no. Commercial units at ground floor level, layout parking, refuse and cycles stores.

Following discussion, the Committee RESOLVED TO OBJECT as by reason of its design, size, bulk and mass the application does not add to the overall quality of the area or respect the character of the site and its surroundings. The committee has no objection to development of the site but the design of the application must be in keeping with the street scene and the local area. 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 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

Cllr Mills left the meeting during this agenda item and before a decision was made

CLLR GILSON WOULD LIKE THE COMMITTEE TO CONSIDER SENDING A LETTER TO SOUTHEND 12. CITY COUNCIL EXPRESSING CONCERNS OF RESIDENTS REGARDING THE BLOCKING AND ACCESS TO DRIVE WAYS.

The Committee discussed the agenda item and agree that this matter should be raised by Cllr Gilson at the Local Community Police meeting where he is a Leigh-On-Sea Town Council representative.

The Committee had **NO OBJECTION** to the following applications: 13.

> SOS/22/01124/FULH (THAMES WARD) LOS/22/0135 286 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2QY Erect single storey side extension and alterations to side and rear elevations.

LOS/22/0138

SOS/22/01085/FUL 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.

(ELMS WARD)

LOS/22/0139 SOS/22/01143/NON (LEIGH ROAD WARD) 53 LEIGH CLIFF ROAD, LEIGH-ON-SEA, ESSEX, SS9 1DN Replace plan numbers 17\_109\_08d, 17\_109\_09d, 17\_109\_10d, 17\_109\_11d, 17\_109\_12d, 17\_109\_13d, 17\_109\_14d, 17\_109\_15d, 17\_109\_16d, and 17\_109\_17d with

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(THAMES WARD)

(ELMS WARD)

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17\_109\_08g, 17\_109\_09g, 17\_109\_10g, 17\_109\_11g, 17\_109\_12g, 17\_109\_13g, 17\_109\_14g, 17\_109\_16g, & 17\_109\_17g - retain existing side extension, re-clad in timber and replace roof, install new door to side as agreed, maintaining current front door location and install rooflights to north elevation in lieu of dormer (non-material amendment to planning permission 20/01760/fulh dated 14.12.2020)

LOS/22/0141 SOS/22/01154/FULH (HIGHLANDS WARD) 22 ADALIA CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 3SN Erect single storey rear extension

LOS/22/0143SOS/22/01158/FUL(ELMS WARD)65 LEIGHAM COURT DRIVE LEIGH-ON-SEA ESSEX, SS9 1PTErect single storey side/rear extension and canopy to front entrance.

LOS/22/0145 SOS/22/00739/FULH (HERSCHELL WARD) 53 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2NQ Install vehicle crossover on to marine parade.

The meeting closed at 8.24 pm