

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 12th July 2022 HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: David Bowry, Vinice Cowell, Doug Cracknell, Emma Mills and James Preston

Absent: Cllrs: Keith Evans, Alan Hart and Paul Gilson

In attendance: Ingmar Lindberg-Jones (Admin Assistant)

The meeting opened at 7.26pm

1. APOLOGIES FOR ABSENCE

Cllrs Keith Evans, Alan Hart and Paul Gilson

2. DECLARATION OF MEMBERS' INTERESTS

None

3. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 21st June 2022 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

4. PUBLIC REPRESENTATIONS

None

5. LICENSING APPLICATIONS

22/01243/LAPREM THE BLACK CAT, 9 ELM ROAD, LEIGH-ON-SEA, ESSEX, SS9 1SW Application for a new premises licence:

For the sale and supply of alcohol on and off the premises, with Live and Recorded music:

Monday to Wednesday - 12:00 - 23:00 Thursday to Saturday - 12:00 - 00:00 Sunday - 12:00 - 23:00

Following discussion, the Committee RESOLVED NO OBJECTION

22/01242/LAPREM EGGBRO'S, 194 LEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 1BS Application for a new premises licence:

For the sale and supply of alcohol on and off the premises Monday to Sunday - 08:00-19:00

Signed/Intialled

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

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.

LOS/22/0147 SOS/22/00933/FULH 117 SOUTHSEA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2BH Erect single storey side extension with glazed roof. (ELMS WARD)

Following discussion, the Committee **RESOLVED NO OBJECTION** as the application had already been decided by Southend City Council.

LOS/22/0150 SOS/22/01265/FULH **120 ELMSLEIGH DRIVE LEIGH-ON-SEA ESSEX SS9 3DP** Erect single storey rear extension. (ST JAMES WARD)

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

LOS/22/0151 SOS/22/01212/FULH 7 MARSHALL CLOSE LEIGH-ON-SEA ESSEX SS9 3SS (HIGHLANDS WARD)

(BONCHURCH WARD)

Raise ridge height and extend roof with pitched roof to convert loft in to habitable accommodation, install rooflights to front and side elevations and erect part single/part two storey side extension.

Committee discussed the application and **RESOLVED TO OBJECT**. 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 and detrimental to the character appearance of the original bungalow 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. The Council do not wish a precedent to be set in this bungalow street scene. The proposal remains in contravention 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/22/0154

SOS/22/01194/FUL

28 BELFAIRS DRIVE LEIGH-ON-SEA ESSEX SS9 3AA

Demolish existing bungalow, erect two dwellinghouses, layout parking to front and amenity space to rear.

Following discussion, the Committee **RESOLVED TO OBJECT**. The application is considered overdevelopment as it will be overbearing in nature and does not respect the character of the site. The conversion of the bungalow into two properties will have an adverse impact on neighbouring residents and will harm the character and appearance of the existing building. The Council strongly object to the application as bungalow provision is being eroded giving no options for those that wish/need independent living in dwelling houses at ground floor level.

LOS/22/0157 SOS/22/01100/FUL 1123 - 1125 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 3JJ

(ST JAMES WARD)

Erect two storey extension to first floor rear with dormers to side, front and rear and terraces to front and rear to form 3no. New self-contained flats, layout parking and bin store to rear and alter elevations.

Following discussion, the Committee RESOLVED TO OBJECT. By reason of its design, size, bulk and mass it does not protect the amenity of the site, immediate neighbours, and surrounding area, with regard to privacy. overlooking, outlook and visual enclosure for No.12 Olivia Drive. 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/22/0158 SOS/22/01188/FUL (ELMS WARD) 57 - 59 ELM ROAD LEIGH-ON-SEA ESSEX SS9 1SP

Erect three additional floors above existing building to provide 7no. Self-contained flats with balconies to front, side and rear elevations, incorporating existing lift shaft and communal hallway and lobby, amend and extend existing extract ductwork where necessary and alterations to elevations.

Following discussion, the Committee **RESOLVED TO OBJECT** by reason of its design, size, bulk and mass. The addition of a further three 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. There is also concern with parking as no additional car parking spaces have been provided, creating more on street parking in an area already suffering with parking stress to the detriment of residential amenity, highway safety and free-flow of traffic. This is unacceptable and detrimental to the National Planning Policy Framework (2018).

LOS/22/0159 6.

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 discussion, the Committee **RESOLVED TO OBJECT** as the changes made from the previous application drawing aren't sufficient and the committee will continue with their previous objection.

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.

LOS/22/0160

SOS/22/01196/FULH 93 CANVEY ROAD LEIGH-ON-SEA ESSEX SS9 2PA

(THAMES WARD)

(HERSCHELL WARD)

Erect two storey side extension, erect part single/part two storey rear extension, alter elevations.

Following discussion, the Committee RESOLVED NO OBJECTION

LOS/22/0164 SOS/22/01197/FULH 42 THEOBALDS ROAD LEIGH-ON-SEA ESSEX SS9 2NE Erect first floor side extensions.

The Committee discussed the application and **RESOLVED TO OBJECT**. The proposed extensions would by reason of its size, scale and form will appear as an overly dominant and incongruous addition that is overbearing and an overdevelopment causing a loss of amenity to No.44 Theobalds Road. The application is therefore contrary to DM1 and DM3 of the Southend Development Management Document (2015).

Signed/Intialled

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

LOS/22/0148 SOS/22/01255/AMDT (HERSCHELL WARD) 23 VERNON ROAD LEIGH-ON-SEA ESSEX SS9 2NG Application to vary condition 02 (approved plans) and 03 (materials)- replace plan numbers p1001, p1014, p1015, p1016a, p1017, p1018a, p1019, p1020a with p1001a p1014a,p1015a,p1016b,p1017a,p1018b,p1019a,p1020b - install round window to front elevation, amend tiles to Marley eternity thrutone smooth slate, aircon unit added to rear elevation above rear extension and solar panels recessed into the tiles on the southern elevation (minor material amendment of planning application 21/02490/fulh dated 17/02/2022. LOS/22/0149 SOS/22/00659/FULH (LEIGH ROAD WARD) 75 CHALKWELL PARK DRIVE LEIGH-ON-SEA ESSEX SS9 1NH Layout parking to front and form new vehicle crossover onto Chalkwell park drive. LOS/22/0152 SOS/22/00708/FUL (ELMS WARD) 75A FAIRLEIGH DRIVE LEIGH-ON-SEA ESSEX SS9 2HZ Erect single storey rear extension and extend existing vehicle crossover onto Ronald Hill Grove. LOS/22/0153 SOS/22/01342/FUL (HERSCHELL WARD) 59A BURNHAM ROAD LEIGH-ON-SEA ESSEX SS9 2JR Replace existing external staircase to rear (retrospective)(amended proposal). LOS/22/0155 SOS/22/01291/TCA (ST CLEMENTS WARD) 15 THE TERRACE LEIGH-ON-SEA ESSEX SS9 2DF Fell two conifers (t1 and t2) on boundary of property next to fence (application for works to a tree in a conservation area). LOS/22/0156 SOS/22/01239/FULH (HIGHLANDS WARD) 35 WALKER DRIVE LEIGH-ON-SEA ESSEX SS9 3QT Erect single storey rear extension with part pitched roof/part flat roof and roof canopy to side, raised decking to rear. LOS/22/0161 SOS/22/01206/AMDT (HIGHLANDS WARD) DEVELOPMENT LAND UNDERWOOD SQUARE LEIGH-ON-SEA ESSEX SS9 3PB Application to vary conditions 02 (approved plans) to replace approved plan numbers 385-p8800. 385-p8801, 385-p8802, 385-p8803, 385-p8804, 385-doc8801 with 385-p88800, 385-p88801, 385p88802, 385-p88803, 385-p88804, 385-doc88801 - vary plans to incorporate an additional vehicular crossover providing each dwelling with its own crossover - (minor material amendment of planning permission 21/00692/AMDT dated 02.06.2021).

LOS/22/0162 SOS/22/01209/LBC (ST CLEMENTS WARD) HERSCHELL HOUSE 87 LEIGH HILL LEIGH-ON-SEA ESSEX SS9 1AR Batain bacamat below wast and of aviating baues for demostia sames and storage area

Retain basement below west end of existing house for domestic games and storage area (retrospective) (listed building consent).

LOS/22/0163 SOS/22/01219/FUL (ST JAMES WARD) LAND REAR OF 1219 - 1223 LONDON ROAD LEIGH-ON-SEA ESSEX Alterations to existing building including first floor window to front elevation, replace larger dormer

Alterations to existing building including first floor window to front elevation, replace larger dormer with 2no. Smaller dormers to side elevation, change of use at ground floor level to provide flexible use (class e) and art gallery/studio space, change of use of first floor and part second floor to provide 6no. Self-contained flats (class c3), amenity space at first floor level, layout car parking spaces, cycle storage and refuse storage at ground floor level.

LOS/22/0165SOS/22/01208/FULH(ST CLEMENTS WARD)HERSCHELL HOUSE 87 LEIGH HILL LEIGH-ON-SEA ESSEX SS9 1ARRetain basement below west end of existing house for domestic games and storage area

(retrospective). LOS/22/0166 SOS/22/01207/AMDT (HIGHLANDS WARD) DEVELOPMENT LAND UNDERWOOD SQUARE LEIGH-ON-SEA ESSEX SS9 3PB

Signed/Intialled

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Application to vary condition 02 (approved plans) to replace approved plan numbers - 385-p900a, 385- p903a, 385-p906a, 385-p907, 385-p908a, 385-doc901 with 385-p9900, 385-p9903, 385-p9906, 385-p9907, 385-p9908, 385- doc9901 - vary plans to incorporate an additional vehicular crossover providing each dwelling with its own crossover - (minor material amendment of planning permission 20/01324/FUL dated 04.11.2020).

LOS/22/0167

SOS/22/01261/FUL 28 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1AN

(ST CLEMENTS WARD)

(ST CLEMENTS WARD)

Install larger replacement window to east facing elevation to original historical size.

LOS/22/0168

SOS/22/01260/FUL 28 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1AN

Install two roof lights to rear projection on side facing roof slope and 3 roof lights on south main facing roof slope.

LOS/22/0169 SOS/22/01294/TPO (ST CLEMENTS WARD) LAND OPPOSITE 1 - 12 THE TERRACE LEIGH-ON-SEA ESSEX

Fell two holly trees (t1 and t2), one wild cherrytree (t6) and one sycamore tree (t9), reduce height to approx. 1.5m to three bay trees (t3, t4 and t5), remove lower branches to raise crown to one walnut tree (t10) and one holm oak tree (t11) on land opposite 1-12 the terrace (work to trees covered by a tree preservation order)

LOS/22/0170	SOS/22/01283/FULH
28 BUXTON AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3UB	
Erect detached outbuilding to rear (part retrospective)	

(HIGHLANDS WARD)

(HIGHLANDS WARD)

LOS/22/0172

SOS/22/01238/AD 30 LIME AVENUE LEIGH-ON-SEA ESSEX, SS9 3PA

Application for approval of details pursuant to condition 04 (details of hard and soft landscaping), 05 (details of materials), 07 (details of renewable energy) of planning permission 22/00090/FUL dated 22.03.2022

LOS/22/0173 SOS/22/01244/FULH 106 SALISBURY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2JN Erect single storey rear extension.

(HERSCHELL WARD)

The meeting closed at 8.26 pm