



# Leigh-on-Sea Town Council

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

**Town Clerk:** Helen Symmons PSLCC



MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE  
TUESDAY 4<sup>th</sup> APRIL 2023  
HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Dr. David Bowry, Doug Cracknell, Vinice Cowell, Keith Evans, Paul Gilson and Rory Windass

Absent: Cllrs: Keith Evans, Anita Forde and James Preston

In attendance: Helen Symmons (Town Clerk), Ingmar Lindberg-Jones (Administrative Assistant) and Cllr Bernard Arscott

***The meeting opened at 7.30pm***

1. APOLOGIES FOR ABSENCE

Cllrs Evans, Forde and Preston

2. DECLARATION OF MEMBERS' INTERESTS

*Cllr Gilson declared a non-pecuniary interest in agenda item a) Cockle Shed 1 High Street*

*Cllr Mills declared a non-pecuniary interest in agenda item u) 93 Crescent Road*

3. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 14<sup>th</sup> March 2023 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

The Chairman confirmed the applications that had been objected to under delegation:

**43A BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1PA**

Erect first floor rear extension, install dormer to rear to form habitable accommodation in loftspace (Amended Proposal)

The committee stand by Southend-On-Sea City Councils objection and **RESOLVED TO OBJECT** the appeal. The proposed dormer extension given its size, scale, bulk, mass and design would fail to respect the style and character of the host building, the terrace in which it is set and the wider townscape and would appear incongruous, prominent and visually dominant to the significant detriment of the appearance of the building, the terrace of which it forms part and the wider townscape. The proposal would be significantly detrimental to visual amenity in the area and would detract from the character, appearance and setting of the Leigh Cliff Conservation Area. Whilst the harm to the Conservation Area would be less than substantial, the harm is significant and this is not outweighed by any public benefits. This is unacceptable and contrary to the National Planning Policy Framework (2021), National Design Guide (2021), Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) policies DM1, DM3 and DM5 and the advice contained with the Design and Townscape Guide (2009).



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

8. LOS/23/0075                                  SOS/23/00354/FULH                                  (ST JAMES WARD)

**192 MANCHESTER DRIVE LEIGH-ON-SEA ESSEX SS9 3EX**

Erect hipped to gable roof extension, dormer to rear, rooflights to front and window to side to convert loft into habitable accommodation (amended proposal)

The committee discussed the application and **RESOLVED TO OBJECT**. The proposed development by reason of its design, height, scale and bulk will appear as overly dominant and will be an over development of the property. This property is a semi-detached bungalow that has a specific architectural design in symmetry with the neighbouring property. This extension will have a massive impact on the street scene as it unbalances the two properties particularly from the rear garden. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Policies 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).

9. LOS/23/0077                                  SOS/23/00391/FULH                                  (ST CLEMENTS WARD)

**84 LEIGH HILL LEIGH-ON-SEA ESSEX SS9 1AR**

Erect part single/part two storey rear extension with roof lantern, install raised patio and alterations to driveway and fenestration to front

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

10. LOS/23/0078                                  SOS/23/00396/FULH                                  (THAMES WARD)

**117 MARINE PARADE LEIGH-ON-SEA ESSEX SS9 2RH**

Erect part single/part two storey side and rear extension, raise ridge height with hip to gable roof extensions to sides and rear, install dormers to front with balconies, form habitable accommodation in the loftspace.

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposed development by its design, size, bulk and mass, represents a cramped form of development and an overdevelopment of the land, which is out of keeping with and detrimental to the character and appearance of the application site and the area more widely. Also, it will create a detrimental impact upon the living conditions and amenity of existing and future residents or neighbouring residents. Therefore, this application is in contravention of policies DM1 and DM3 of the Development Management Document (2015).

11. LOS/23/0080                                  SOS/23/00270/FULH                                  (HIGHLANDS WARD)

**24 EATON ROAD LEIGH-ON-SEA ESSEX SS9 3PF**

Erect two storey side extension and alter and extend roof from hipped to half hipped, dormers to front and rear to form habitable accommodation at first floor level, single storey front extension as porch and alter elevations

The committee discussed the application and **RESOLVED TO OBJECT**. The proposed development by reason of its design, height, scale and bulk will 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. Therefore, this application is in contravention of policies DM1 and DM3 of the Development Management Document (2015).

12. LOS/23/0082                                  SOS/23/00313/FULH                                  (HIGHLANDS WARD)

**32 SUTHERLAND BOULEVARD LEIGH-ON-SEA ESSEX SS9 3PS**

Erect part single/part two storey rear extension with balcony to first floor and single storey side extension

Following discussion, the Committee **RESOLVED TO OBJECT** as the proposed development by reason of its design, height, scale and bulk will appear as an overly dominant and incongruous addition that is out of keeping with and detrimental to the rear garden scene. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. Additionally, it would fail to integrate satisfactorily with the host dwelling as it is not subservient to the original property. It does not protect the amenity of the site for future occupiers and would have an adverse effect on the amenity of its immediate neighbours having regard to privacy and overlooking to those at No. 30. It is therefore contrary to Policy DM1 and DM3.

13. LOS/23/0084                                  SOS/23/00367/FUL                                  (LEIGH ROAD WARD)

Signed/Intialled

Dated

**194 LEIGH ROAD LEIGH-ON-SEA ESSEX, SS9 1BS**

Install dormers to front and rear to create self contained flat in loftspace with roof terrace, external staircase, parking, cycle and bin store to rear.

Following discussion, the Committee **RESOLVED TO OBJECT** to the application as the proposal is of an overbearing nature to the detriment of the public visual amenity. This proposal does not add to the overall quality of the area or respect the character of the site, neighbouring properties and surroundings. Therefore, this application is in contravention of policies DM1 of the Development Management Document (2015).

14. LOS/23/0089                               SOS/23/00476/FULH                               **(THAMES WARD)**

**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 (amended proposal)

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, Policies 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 took no part in the vote**

22/01547/PIP

**1450 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2UW**

Demolish existing car showroom with flats above and erect a block of 7 flats, change use of workshop to rear to dwelling and raise roof to form new first floor (Permission in Principle)

The committee discussed the appeal and agreed to stand with their original objection.

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

- LOS/23/0070                               SOS/23/00335/FULH                               **(ST JAMES WARD)**  
**7 PAVILION DRIVE LEIGH-ON-SEA ESSEX SS9 3JR**  
Erect single storey rear extension

- LOS/23/0072                               SOS/23/00369/FULH                               **(ELMS WARD)**  
**52 CRANLEIGH DRIVE LEIGH-ON-SEA ESSEX SS9 1SY**  
Erect two storey side/rear extension and alter side elevation

- LOS/23/0073                               SOS/23/00379/FULH                               **(ST JAMES WARD)**  
**89 BLENHEIM CRESCENT LEIGH-ON-SEA ESSEX SS9 3DX**  
Erect single storey rear extension and alter side elevation

- LOS/23/0076                               SOS/23/00360/AMDT                               **(BONCHURCH WARD)**  
**1393 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 2SA**  
Application to vary conditions 02 (approved plans) replace plan number 2010/ss1/a1/002 a with plan number 22:2802:01 to allow for changes as built (minor material amendment of planning permission 11/01204/ful dated 12.10.2011)

- LOS/23/0079                               SOS/23/00355/AMDT                               **(HIGHLANDS WARD)**  
**30 LIME AVENUE LEIGH-ON-SEA ESSEX SS9 3PA**  
Application to vary conditions 01 (approved plans) 13 (car parking and vehicular accesses) and 14 (vehicle crossovers) replace plan number p1004 rev e with plan number p1004 rev f - amendment to centre lamppost on plot to enable 2 x 4.8m dropped kerbs for each property - (minor material amendment of planning permission 22/01280/amdt dated 06.09.2022)

- LOS/23/0081                              SOS/23/00413/FULH                              **(THAMES WARD)**  
**24 MEDWAY CRESCENT LEIGH-ON-SEA ESSEX SS9 2UY**  
Erect single storey outbuilding in rear garden for use as home office and storage.
- LOS/23/0083                              SOS/23/00397/AD                              **(BONCHURCH WARD)**  
**27 EASTWOOD ROAD LEIGH-ON-SEA ESSEX, SS9 3AJ**  
Application for approval of details pursuant to condition 04 (cross section plan of front elevation main roof profile) of planning permission 20/00886/FULH dated 05.08.2020
- LOS/23/0085                              SOS/23/00421/FUL                              **(HERSCHELL WARD)**  
**4 HADLEIGH ROAD LEIGH-ON-SEA ESSEX, SS9 2DY**  
Erect first floor rear extension (part retrospective)
- LOS/23/0086                              SOS/23/00271/AD                              **(HIGHLANDS WARD)**  
**19 BAILEY ROAD LEIGH-ON-SEA ESSEX, SS9 3TY**  
Application for approval of details pursuant to conditions 10 (details of 10% renewable energy) and 13 (scheme for surface water drainage) of planning permission 21/01288/FUL dated 28.07.2021
- LOS/23/0087                              SOS/23/00432/FULH                              **(HIGHLANDS WARD)**  
**14 ST DAVIDS DRIVE LEIGH-ON-SEA ESSEX, SS9 3RF**  
Erect part single/part two storey side/rear extension and single storey side extension and alter elevations (amended proposal)
- LOS/23/0088                              SOS/23/00437/FULH                              **(THAMES WARD)**  
**47 CHAPMANS WALK LEIGH-ON-SEA ESSEX, SS9 2UZ**  
Enlarge roof of existing dwelling, erect part single/part two storey front extension and first floor rear extension, porch to side (amended proposal)

***The meeting closed at: 20:25 pm***