

## 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 23rd August 2022 HELD AT LEIGH COMMUNITY CENTRE

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

Absent: Cllrs: Anita Forde, Alan Hart, Paul Gilson and James Preston

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

### The meeting opened at 7.30pm

APOLOGIES FOR ABSENCE

Cllrs Anita Forde, Alan Hart, Paul Gilson and James Preston

DECLARATION OF MEMBERS' INTERESTS

None

APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 2<sup>nd</sup> August 2022 were **AGREED** to have been an accurate record of the meeting and were be signed by the Chairman.

4. PUBLIC REPRESENTATIONS

There were none

LICENSING APPLICATIONS

None

#### **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.

a) LOS/22/0204 SOS/22/01479/FUL **(ST CLEMENTS WARD)** 

19 - 25 RECTORY GROVE, LEIGH-ON-SEA, ESSEX, SS9 2HA

Change of use of first floor from offices (class e) to four self-contained flats (class c3) and erect new second floor comprising one self contained flat, form roof terrace, layout parking, bin and cycle store (amended proposal)

The council discussed the application 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. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the 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).

Additionally, policy DM15 states that private vehicle use must create a safe and secure layout to minimise conflicts with traffic and avoid street clutter and barriers to movement. This application is proposing only 4 parking spaces which is in contravention of planning policy as there are 5 flats and there is considerable parking stress already in the neighbouring area. Also the parking is in a small area with access that traverses a pedestrian shopping area and is adjacent to a childrens' nursery so raises a significant safety issue and would be in contravention of policy CM15. The Committee also felt that the refuse storage was insufficient for the number of flats and occupancy.

c) LOS/22/0206 SOS/22/01496/FUL (LEIGH ROAD WARD)

LAND ADJACENT TO 292 LEIGH ROAD AND 152 BROADWAY LEIGH-ON-SEA ESSEX

Demolish existing storeroom and erect two storey building with basement for use as a restaurant (class e)

The council discussed the application 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. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings.

The location of the proposed development is on an area of the highway which is a blind corner and extremely narrow. The proposed design could also be a significant distraction for drivers and highway safety is therefore an issue.

Additionally, delivery access proposed is very restrictive. The narrow entrance to the rear of the property adjacent to residential properties presents both safety and noise concerns. Vehicles would have to reverse from the private access on to a busy thoroughfare which is in constant use by residents and local businesses, particularly a dance school with children using the facility.

The siting of the refuse storage also means that the development will cause noise disturbance for residents with disposal of bottles etc late in to the evening after the business closes.

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).

d) LOS/22/0207 SOS/22/01501/FULH

4 VICTORIA ROAD, LEIGH-ON-SEA, ESSEX, SS9 1AU

Erect single storey side extension with glazed roof.

The council discussed the application and RESOLVED NO OBJECTION.

g) LOS/22/0210 SOS/22/00601/FULM (HERSCHELL WARD)

MEMORY HOUSE 6 - 9 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2NA

Demolish existing building and erect replacement care home (class c2) comprising of 50 bed care units with private amenity space, landscaped frontage, refuse and cycle stores to rear, and lay out parking at rear (amended proposal)

The Committee discussed the application and **RESOLVED TO OBJECT** as whilst the Committee recognised that the design had altered from that originally submitted and then withdrawn it was still considered overdevelopment of the site leading to a loss of amenity space for residents of the home. Additionally, the siting of the refuse storage would have an adverse effect on the residents at number 93 Hadleigh road, as it is positioned directly next to their property causing a disturbance with the smells the refuse storage will produce. There was not adequate provision made to accept deliveries without causing traffic and safety issues in the immediate vicinity as the car park will only have a single dropped curbed entrance. Additionally, for a Care home with 50 beds, 17 Car Parking spaces is an inadequate amount to have which will cause more on street parking on Hadleigh road which currently has parking issues already. There has also been no clarification from Southend City Council that there is a need for any additional care home beds in the Leigh-On-Sea 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).

j) LOS/22/0213 SOS/22/01547/PIP (THAMES WARD) 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)

Following discussion, the Committee **RESOLVED TO OBJECT** to the application as the proposal now includes backland development, as well as being a complete overdevelopment of the plot. In view of where the property is situated it would harm the character and appearance of the immediate area. Additionally, it would fail to integrate satisfactorily with the host dwelling. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings, especially as the highway slopes eastward from that point. There is also no evidence of any suitable location for bin stores which is of great concern and will have an impact on environmental safety. 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).

k) LOS/22/0214 SOS/22/01140/FULH (LEIGH ROAD WARD)

36 LEIGH CLIFF ROAD, LEIGH-ON-SEA, ESSEX, SS9 1DJ Erect two storey front extension

The council discussed the application and RESOLVED NO OBJECTION.

I) LOS/22/0215 SOS/22/01550/FULH **(ST CLEMENTS WARD)** 

24 LEIGH PARK ROAD, LEIGH-ON-SEA, ESSEX, SS9 2DU

Replace window frames and glazing to front elevation (amended proposal)

The council discussed the application and **RESOLVED NO OBJECTION**.

n) LOS/22/0217 SOS/22/01221/FULH (THAMES WARD)

93 TATTERSALL GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2QZ

Form roof terrace on flat roof of existing single storey rear extension (part-retrospective)

Following discussion, the Committee **RESOLVED TO OBJECT**. By reason of its design, size and mass it does not protect the amenity of the site, immediate neighbours, and surrounding area, with regard to privacy and overlooking. 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).

o) LOS/22/0218 SOS/22/01546/FULH (ST CLEMENTS WARD)

1 MARINE PARADE LEIGH-ON-SEA ESSEX SS9 2NA

Install vehicle crossover on to Marine parade.

Following discussion, the Committee **RESOLVED TO OBJECT.** The property is sited by a busy junction with 4 roads feeding in to this main thoroughfare. By installing a vehicle crossover there is a major concern for highway safety for both vehicles and pedestrians. It is noted that the property already has a vehicle crossover on Hadleigh Road which is more suited.

#### q) LOS/22/0220 SOS/22/01471/FULH (HIGHLANDS WARD)

#### 81 VARDON DRIVE LEIGH-ON-SEA ESSEX SS9 3SJ

Erect single storey rear extension, alter porch to front and alter side elevation

The Committee discussed the application and RESOLVED TO OBJECT as the proposed extension by reason of its size, scale and form will appear as an overly dominant and incongruous addition. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings or to the rear garden scene.

LOS/22/0221 SOS/22/01559/FUL (ST CLEMENTS WARD) 26 BROADWAY LEIGH-ON-SEA ESSEX SS9 1AN

Install 5no. new air conditioning units to rear, install entrance door and layout paved area to side (retrospective)

Following discussion, the Committee RESOLVED TO OBJECT as the application does not protect the amenity of the site, immediate neighbours and surrounding area having regard to noise and disturbance. There is a residential property immediately to the south of the wall that would house the 5 air conditioning units and no evidence has been produced that this would not cause a sound nuisance. It is therefore contrary to Policy DM1 of the Southend Development Management document (2015

SOS/22/01606/FULH (ELMS WARD) s) LOS/22/0222

#### 7 SOUTHSEA AVENUE LEIGH-ON-SEA ESSEX SS9 2AX

Hipped to gable roof extension with dormer to rear to form habitable accommodation in the loftspace, erect single storey side/rear extension (amended proposal)

Following discussion, the Committee RESOLVED TO OBJECT. The proposed roof extension and dormers, by reason of their excessive size, scale, height, depth and bulk and general poor design results in development which is excessively visually dominant and lacks subservience to the main dwelling, resulting in significant harm to the character and appearance of the dwelling and the wider surrounding area including the rear garden scene. The development is unacceptable and contrary the national planning policy framework (2021) 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/22/0223 SOS/22/01520/FUL (ST CLEMENTS WARD) FIRST FLOOR 11A ASHLEIGH DRIVE, LEIGH-ON-SEA, SS9 1AD Extend existing crossover onto Ashleigh Drive

The council discussed the application and RESOLVED NO OBJECTION.

- 11. The Committee had **NO OBJECTION** to the following applications:
  - LOS/22/0205 SOS/22/01490/PA3COU (ST CLEMENTS WARD) 11 ASHLEIGH DRIVE LEIGH-ON-SEA ESSEX, SS9 1AD Change use from office, manufacturing and store (class b1a) to residential (class c3) (prior approval)

LOS/22/0208 SOS/22/01507/AD (ST CLEMENTS WARD)

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

Application for approval of details pursuant to conditions 03 (details of materials), 04 (details of windows and doors), 06 (details of refuse, recycling and cycle storage) and 08 (details of water efficient design measures) of planning application 21/02206/ful dated 10.01.2022

LOS/22/0209 SOS/22/01310/FULH (HERSCHELL WARD) 15 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2DY

Replace existing roof and form habitable accommodation in the loftspace, erect single storey rear extension.

LOS/22/0211 SOS/22/01495/FUL (ST CLEMENTS WARD)

10 BROADWAY LEIGH-ON-SEA, ESSEX, SS9 1AP

Remove advertising facia board and projecting signs, adt alarm box and cctv camera and make good, remove existing atm and replace with new glazing, remove existing night safe and infill with matching stonework all to front elevation

LOS/22/0212 SOS/22/01540/AMDT (THAMES WARD) 1430 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 2UL

Application to vary condition 03 (opening hours) - extend opening hours to 9am-6pm on Saturday and 10am-4pm on Sunday due to new lease (minor material amendment of planning permission 12/00716/ful dated 06.07.2012)

LOS/22/0216 SOS/22/01569/FUL (ELMS WARD)
 199 ELM ROAD, LEIGH-ON-SEA, ESSEX, SS9 1SB

Convert 2 self-contained flats in to single family dwellinghouse, install replacement windows and doors and alterations to elevations (retrospective)

LOS/22/0219 SOS/22/01280/AMDT (HIGHLANDS WARD)

30 LIME AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3PA

Application to vary condition 02 (approved plans) replace plan numbers p1004c, p1005, p1006, p1007, p1008, p1009 with plan numbers p1004d, p1005a, p1006a, p1007a, p1008a, p1009a - infill of approved dormers, and minor alterations to elevations (minor material amendment of planning permission 22/00090/ful dated 22.03.2022)

LOS/22/0224 SOS/22/01519/FULH
 19 BARNARD ROAD LEIGH-ON-SEA ESSEX, SS9 3PH

 Erect single storey rear extension.

The meeting closed at 8.45 pm