

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 25th APRIL 2023 HELD AT LEIGH COMMUNITY CENTRE

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

Absent: Cllrs: Anita Forde

In attendance: No officer was present due to sickness. Cllr Evans took notes to enable the minutes to be written by an officer following the meeting.

The meeting opened at 7.30pm

1. APOLOGIES FOR ABSENCE

Cllr Anita Forde

2. DECLARATION OF MEMBERS' INTERESTS

None

3. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 4th April 2023 were **AGREED** following an amendment that Cllr Bernard Arscott was also in attendance and were signed by the Chairman.

4. PUBLIC REPRESENTATIONS

PLANNING SECTION 1

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

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.

Signed/Intialled

a) LOS/23/0090 SOS/23/00444/FULH 15 DYNEVOR GARDENS LEIGH-ON-SEA ESSEX SS9 2RG

(THAMES WARD)

(HERSCHELL WARD)

Page 2 of 4

Erect two storey front, part single/part two storey side and two storey rear extensions, single storey to front extension, and alterations to elevations (amended proposal)

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, rear garden scene and street scene in the immediate area. The application is therefore contrary to DM1 and DM3 of the Southend Development Management Document (2015).

b) LOS/23/0091 SOS/23/00184/FUL (HERSCHELL WARD) <u>33 BURNHAM ROAD LEIGH-ON-SEA ESSEX SS9 2JU</u> Change use of existing detached outbuilding at rear for use as commercial gym (retrospective)

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).

c) LOS/23/0092 SOS/23/00462/FULH <u>138 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2LZ</u>

Demolish existing detached garage and erect garage with mezzanine level gym incorporating single storey link to dwellinghouse (amended proposal)

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 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).

g) LOS/23/0096 SOS/23/00535/FUL (THAMES WARD) 70A CANVEY ROAD LEIGH-ON-SEA ESSEX SS9 2PA Relocate external door to rear with balcony/balustrade and spiral staircase to first floor flat

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

 i) LOS/23/0098 SOS/23/00539/FULH (BONCHURCH WARD)
<u>246 MANCHESTER DRIVE LEIGH-ON-SEA ESSEX SS9 3ES</u> Erect two storey rear extension with balcony to rear at first floor level, dormers to sides and alter side elevation

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposed dormer is an over development of the site due to the height, scale and bulk of the proposed application. It will have an adverse effect on the rear garden scene and does not protect the amenity of the neighbours to the rear and sides with regards to outlook and overlooking. The application is therefore contrary to DM1 and DM3 of the Southend Development Management Document (2015).

j) LOS/23/0099 SOS/23/00464/FUL (ST CLEMENTS WARD) KINGSLEY HOUSE 22 - 24 ELM ROAD LEIGH-ON-SEA, ESSEX, SS9 1SN Erect first floor rear extension with external access staircase to side and rear.

Following discussion, the Committee **RESOLVED TO OBJECT** by reason of its design, size, bulk and mass. The addition of a further storey 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

Signed/Intialled

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/23/0101 SOS/23/00456/FULH (HIGHLANDS WARD) 41 BAILEY ROAD LEIGH-ON-SEA ESSEX, SS9 3PJ Raise ridge height, hip to gable roof extension with dormer to rear to form habitable accommodation in the loftspace Following discussion, the Committee RESOLVED NO OBJECTION
- m) LOS/23/0102 SOS/23/00460/FULH (HIGHLANDS WARD) 39 BAILEY ROAD LEIGH-ON-SEA ESSEX, SS9 3PJ Raise ridge height, hip to gable roof extension with dormer to rear to form habitable accommodation in the loftspace, demolish part of garage to front and form new pitched roof over remaining garage

Following discussion, the Committee RESOLVED NO OBJECTION

p) LOS/23/0105 (ST CLEMENTS WARD) SOS/23/00629/TCA 25 LEIGH PARK ROAD LEIGH-ON-SEA ESSEX SS9 2DU Fell one dead cherry tree to front (notification of proposed works to trees in a conservation area)

Following discussion, the Committee RESOLVED NO OBJECTION

q) LOS/23/0106 SOS/23/00627/TCA (ST CLEMENTS WARD) 16 SEAVIEW ROAD LEIGH-ON-SEA ESSEX SS9 1AT Reduce one bay tree (t1 - laurus nobilis) to a height of 12 feet and hard lateral trim to remainder to shape (application for works to trees in a conservation area

Following discussion, the Committee RESOLVED NO OBJECTION

r) LOS/23/0107 SOS/23/00569/ADV (ST CLEMENTS WARD) 37-43 BROADWAY WEST LEIGH-ON-SEA ESSEX SS9 2BX Install three externally illuminated fascia signs and one externally illuminated projecting sign to front and side elevations (amended proposal)

The council discussed the application and **RESOLVED TO OBJECT**. The proposal will have a negative impact on surrounding residential properties causing light pollution as the illuminated sign projects out from the building. The proposal will have a negative impact on surrounding residential properties with the large amount of light pollution caused by the internally illuminated projecting sign to front, which is also out of keeping with the area.

- 5. The Committee had **NO OBJECTION** to the following applications:
- d) LOS/23/0093 SOS/23/00493/FULH (HERSCHELL WARD) 70 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2LZ Erect single storey rear extension with pitched roof, alter and extend roof to gable end over existing first floor rear extension, alterations to side and rear elevation and layout patio area to rear

e) LOS/23/0094 SOS/23/00455/FULH (THAMES WARD) 93 THAMES DRIVE LEIGH-ON-SEA ESSEX SS9 2XG Hip to gable roof extension with dormer and juliette balcony to rear to form habitable accommodation in the loftspace and alter elevations.

- LOS/23/0095 SOS/23/00511/AMDT (THAMES WARD) f) 35 HARLEY STREET LEIGH-ON-SEA ESSEX SS9 2NJ Application to vary conditions 02 (approved plans) replacement plans p1014c; p1015b; p1016b; p1017b; p1018c increase roof over the side garage - (minor material amendment of planning permission 22/00233/fulh dated 07/04/2022)
- h) LOS/23/0097 SOS/23/00550/FULH 30 BERKELEY GARDENS LEIGH-ON-SEA ESSEX SS9 2TE

(THAMES WARD)

Signed/Intialled

Dated

Erect first floor side extension

- k) LOS/23/0100 SOS/23/00480/FUL (ELMS WARD) 124 OAKLEIGH PARK DRIVE LEIGH-ON-SEA ESSEX, SS9 1RU Layout parking to front and form vehicle crossover onto Oakleigh Park Drive
- n) LOS/23/0103 SOS/23/00527/FULH (ELMS WARD) 73 SOUTHSEA AVENUE LEIGH-ON-SEA ESSEX, SS9 2BJ Erect single storey rear/side extension
- o) LOS/23/0104 SOS/23/00601/FULH (ELMS WARD) 77 OAKLEIGH PARK DRIVE LEIGH-ON-SEA ESSEX SS9 1RR Erect single storey rear extension

The meeting closed at: 8:37pm