



Leigh-on-Sea Town Council

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Chairman: Cllr Bernard Arscott | **Vice Chairman:** Cllr Sandra

McCurdy

Town Clerk: Helen Symmons PSLCC



MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 3rd OCTOBER 2023
HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Murat Agdeve, Bernard Arscott, Jonathan Garston (Chairman), Paul Gilson,

Absent: Cllrs, Rosemary Arscott, Carol Lambert, Sandra McCurdy Anne Robinson, Craig Watt

In attendance: Cllr Carole Mulroney and Cllr Alan Hart. As no officer was present due to sickness. Cllr Bernard Arscott took notes to enable the minutes to be written by an officer following the meeting.

The meeting opened at 7.30pm

33. APOLOGIES FOR ABSENCE

Cllrs Rosemary Arscott, Carol Lambert, Sandra McCurdy Anne Robinson, Craig Watt

34. DECLARATION OF MEMBERS' INTERESTS

Cllr Mulroney declared a non-pecuniary interest as a Southend-on-Sea City Councillor and member of Leigh Heritage and Conservation.

35. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 12th September 2023 were **AGREED** and were signed by the Chairman.

36. PUBLIC REPRESENTATIONS

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.**

Signed/Intialled

Dated

- a) LOS/23/0194 SOS/23/01289/FUL **(ELMS WARD)**
57 - 59 ELM ROAD LEIGH-ON-SEA ESSEX SS9 1SP

Erect three additional floors above existing building to provide seven 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 (amended proposal)

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. The proposal is therefore unacceptable and contrary to the national planning policy framework (2021), policies KP2 and CP4 of the core strategy (2007) policies DM1, DM3 and DM5 of the development management document (2015) and the advice contained within the southend-on-sea design and townscape guide (2009) and the national design guide (2021)

- b) LOS/23/0195 SOS/23/01376/FUL **(ELMS WARD)**
32A TORQUAY DRIVE LEIGH-ON-SEA ESSEX SS9 1SE

Install 2no. Rooflights to rear and alterations to loftspace

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

- c) LOS/23/0196 SOS/23/01377/FUL **(ST CLEMENTS WARD)**
71 BROADWAY LEIGH-ON-SEA ESSEX SS9 1PE

Install an additional timber sash window on the front elevation at first floor

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

- f) LOS/23/0199 SOS/23/01322/FUL **(ST CLEMENTS WARD)**
55 BROADWAY LEIGH-ON-SEA ESSEX SS9 1PE

Install rear terraces to first and second floors and new windows and doors to all elevations, erect new bin and cycle stores to rear

Following discussion, the Committee **RESOLVED NO OBJECTION**, but did raise concerns of the parking affect it will have in the area,

- g) LOS/23/0200 SOS/23/01425/FULH **(THAMES WARD)**
35 MARINE CLOSE LEIGH-ON-SEA ESSEX SS9 2RE

Erect single storey detached outbuilding to side for use as garage and store (amended proposal)

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

- j) LOS/23/0203 SOS/23/01347/FULH **(HERSCHELL WARD)**
39 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2DY

Erect two storey rear extension at lower ground floor, form juliette balcony to rear and alter elevations.

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 neighbouring properties. It is therefore contrary to Policy DM3 but also to Policy DM1.

- l) LOS/23/0205 SOS/23/01468/FULH **(HIGHLANDS WARD)**
5 BUXTON SQUARE LEIGH-ON-SEA ESSEX SS9 3UD

Signed/Intialled

Dated

Erect two storey rear extension, single storey rear/side infill extension, convert rear part of garage into habitable accommodation and alter elevations

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

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

- d) LOS/23/0197 SOS/23/01396/FULH (THAMES WARD)
16 MARINE CLOSE LEIGH-ON-SEA ESSEX SS9 2RD
Hip to half hip roof extension to front with dormers to sides to side to form habitable accommodation in the roofspace (amended proposal)
- e) LOS/23/0198 SOS/23/01399/AMDT (HIGHLANDS WARD)
24 UNDERWOOD SQUARE LEIGH-ON-SEA ESSEX SS9 3PB
Application to vary condition 02 (approved plans) install flat roof with roof lanterns instead of pitched roof on rear/side extension in order to retain the bay window (minor material amendment of planning permission 23/00033/fulh dated 23.03.2023)
- h) LOS/23/0201 SOS/23/01442/AD (LEIGH ROAD WARD)
58 LORD ROBERTS AVENUE LEIGH-ON-SEA ESSEX SS9 1NE
Application for approval of details pursuant to conditions 03 (details of materials), 04 (design drawings of decorative elements of front Elevation), 07 (details of hard and soft landscaping), 10 (details of 10% renewable energy), 13 (details of surface water drainage strategy) and 16 (construction method statement) of planning permission 21/01370/ful dated 06.10.2021
- i) LOS/23/0202 SOS/23/01474/NON (HERSCHELL WARD)
28 MARINE PARADE LEIGH-ON-SEA ESSEX SS9 2NA
Replace plan numbers 1660-012a and 1660-014c with plan numbers 1660-012b and 1660-014d – amended balustrade and porch canopy detail to existing balcony to front (non-material amendment to planning permission 22/01743/fulh dated 03.11.2022)
- k) LOS23/0204 SOS/23/01481/FULH (HERSCHELL WARD)
58 WESTLEIGH AVENUE LEIGH-ON-SEA ESSEX SS9 2LF
Hip to gable roof extension and dormer to rear with juliette balcony to form habitable accommodation in the loftspace, erect single storey rear extension.

The meeting closed at: 20:10pm