

# 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 Bernard Arscott | Vice Chairman: Cllr Sandra





McCurdy

Town Clerk: Helen Symmons PSLCC

# MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE TUESDAY 5<sup>th</sup> DECEMBER 2023 HELD AT LEIGH COMMUNITY CENTRE

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

Absent: Cllrs Rosemary Arscott, Paul Gilson, Alan Hart, Carol Lambert, Sandra McCurdy, Craig Watt

In attendance: Gina Lopez (Locum Clerk), Ingmar Lindberg-Jones (Admin Assistant), Cllr Carole Mulroney, 1 Member of Public

## The meeting opened at 7.30pm

48. APOLOGIES FOR ABSENCE

Clirs, Rosemary Arscott, Paul Gilson, Alan Hart, Carol Lambert, Sandra McCurdy, Craig Watt

49. DECLARATION OF MEMBERS' INTERESTS

Cllr Mulroney declared non-pecuniary interests in any agenda item where Southend City Council are mentioned in her capacity as City Councillor.

Cllr Garston declared a non-pecuniary interest where Southend City Council are mentioned, his father being a City Councillor.

50. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 14<sup>th</sup> November 2023 were **AGREED** and were signed by the Chairman.

51. PUBLIC REPRESENTATIONS

None

52. LICENSING APPLICATIONS

#### **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.

d) LOS/23/0240 SOS/23/01776/FULH (HIGHLANDS WARD)

17 UNDERWOOD SQUARE LEIGH-ON-SEA ESSEX SS9 3PB

Erect part single/part two storey side and rear extension with juliette balcony (amended proposal)

Following discussion, the Committee RESOLVED NO OBJECTION

e) LOS/23/0241 SOS/23/01777/FUL (ST CLEMENTS WARD)

90 - 92 ELM ROAD LEIGH-ON-SEA ESSEX SS9 1SP

Erect part single/part three storey rear extension with balconies to second floor level at rear, erect second storey front/side extension, alterations to front elevation and form residential entrance to front, convert building from two commercial units and two residential units into two commercial units at ground floor level and four self-contained flats to ground, first and second floors, secure cycle and bin storage (amended proposal)

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. 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).

f) LOS/23/0242 SOS/23/01799/FULH (ST CLEMENTS WARD)

28 SEAVIEW ROAD LEIGH-ON-SEA ESSEX SS9 1AT

Form balcony over existing side/rear extension (retrospective)

Following discussion, the Committee RESOLVED NO OBJECTION

k) LOS/23/0247 SOS/23/01849/AMDT (ELMS WARD)

24 - 30 RECTORY GROVE LEIGH-ON-SEA ESSEX SS9 2HE

Application to vary condition 03 (opening hours) - amend opening hours to 5am to 11pm mon-sun (minor material amendment of planning permission 21/02414/amdt dated 10.02.2022)

Following discussion, the Committee RESOLVED NO OBJECTION

- 53. The Committee had **NO OBJECTION** to the following applications:
- a) LOS/23/0237 SOS/23/01740/FULH (THAMES WARD)

41 PARK ROAD LEIGH-ON-SEA ESSEX SS9 2PE

Raised roof, install dormer to rear with juliette balcony to form habitable accommodation in the loftspace, erect single storey side/rear extension, erect porch canopy to side and alter elevations

b) LOS/23/0238 SOS/23/01753/FULH (ELMS WARD)

**68 LEIGHTON AVENUE LEIGH-ON-SEA ESSEX SS9 1QA** 

Erect single storey rear/side extension with roof lantern, alter elevations

c) LOS/23/0239 SOS/23/01755/FUL (LEIGH ROAD WARD)

91 GRAND PARADE LEIGH-ON-SEA ESSEX SS9 1DR

Convert two self contained flats on first and second floors into one self contained flat, install balcony to front at second floor and decking to front at ground floor, alter frontsteps and layout new parking bays to front

(amended proposal)

g) LOS/23/0243 SOS/23/01752/FUL (ST CLEMENTS WARD)
101 BROADWAY LEIGH-ON-SEA ESSEX, SS9 1PG

Install painted timber framed shop front including timber riser over existing aluminium framing, install four swan neck style external lights and alterations to front elevation

h) LOS/23/0244 SOS/23/01830/TPO **(HIGHLANDS WARD)** 

40 LIME AVENUE LEIGH-ON-SEA ESSEX SS9 3PA

Reduce crown by 20%, remove dead wood and thin all over one oak tree in rear garden adjacent to rear boundary (tp/100/299/175 tpo 1/21) (application for works to trees subject to a tree preservation order)

- i) LOS/23/0245 SOS/23/01825/FUL (ELMS WARD)
   LAND ADJACENT TO 92 GLENDALE GARDENS AND LEIGHVILLE GROVE LEIGH-ON-SEA ESSEX
   Change of use from workshop (class b8) to new dwelling (class c3), erect single storey front extension, layout amenity space and bin and cycle store
- j) LOS/223/0246 SOS/23/01807/FULH (HIGHLANDS WARD)

  56 VARDON DRIVE LEIGH-ON-SEA ESSEX SS9 3SR

  Erect single storey rear extension
- 54. PLANNING APPEALS SUBMITTED AND TO BE DETERMINED ON THE BASIS OF WRITTEN REPRESENTATION

23/00006/FUL

### 135 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2RF

Demolish existing building and erect three storey building comprising 7no. self-contained flats with balconies to front, layout parking, refuse and cycle store to rear and form new vehicle crossover onto Thames Drive

Following discussion the Committee have decided to stand by their original decision, the committee **RESOLVED TO OBJECT** to the application as the proposed development by reason of its design, height, scale and bulk will still 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. It is contrary to both Core Strategy and Development Management policies.

The development is also overbearing and is not respectful and subservient. It is therefore also contrary to Policy DM3 but also to Policy DM1 in that it does not protect the amenity of its immediate neighbours having regard to privacy and overlooking.

Additionally, there is also some concern that the vehicular access onto Thames Drive is very close to a busy traffic junction

#### 55. CORREPONDANCE RECEIVED FROM CLLR MULRONEY RE. LICENSING

A response from Cllr Garston was provided in the meeting

1. I would agree and is helpful to record this, also those members of the committee who are in attendance will receive the draft minutes.

We have only just started to have licensing issues come to this committee under my chairmanship so we are on a learning curve.

With this one the confusion arose as we had discussion and during that two proposals were made One to object and one to just send concerns.

While Cllr Mulroney has been helpful with this why didn't she raise it at the meeting when the minutes were agreed.

It's not a case of catching us out and not giving any notice of her question at council, it's about working together for the best interests of Leigh.

- 2. A Cllr will not always attend this will be decided on a case by case basis.
- At our training when we started it was stated if necessary an officer likely to be the town clerk would attend. When I was a Southend councillor I either sent in written evidence or attended whichever was more appropriate at the time.
- 3. Licensing training will be be helpful and I would encourage members of this committee to attend.
- 4. I would like to record an apology to the clerk, their has been confusion and it should not be reflected on our hard working committee clerk who does an outstanding job at these meetings both explaining plans and recording minutes.

The meeting closed at: 20:00pm

Date of next meeting: 9th January 2024