

### 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 11th JULY 2023 HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Murat Agdeve, Jonathan Garston (Chairman), Paul Gilson, Carol Lambert (Vice Chairman),

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

In attendance: Helen Symmons (Town Clerk), Ingmar Lindberg-Jones (Council Administration Assistant)

#### The meeting opened at 7.30pm

12. APOLOGIES FOR ABSENCE

Cllrs Bernard Arscott, Rosemary Arscott, Sandra McCurdy, Anne Robinson, Craig Watt

- 13. DECLARATION OF MEMBERS' INTERESTS
- 14. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 20<sup>th</sup> July 2023 were **AGREED** and were signed by the Chairman.

15. PUBLIC REPRESENTATIONS

### **PLANNING SECTION 1**

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

LOS/23/0138 SOS/23/00890/FULH
36 UNDERCLIFF GARDENS LEIGH-ON-SEA ESSEX SS9 1EA

(LEIGH ROAD WARD)

Erect elevated extension to first floor with decking area, handrail and steps to north elevation and install retaining wall and steps at ground floor level

A letter was read out from the Society of Undercliff Gardens.

Following discussion, the Committee **RESOLVED NO OBJECTION** but will recommend to the Planning authority that obscure glazing only be installed and that windows openings are top openings only.

#### **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.

b) LOS/23/0137 SOS/23/00883/FULH (ELMS WARD)

71 LEIGH HALL ROAD LEIGH-ON-SEA ESSEX SS9 1QZ

Erect single storey rear and side extension

Following discussion, the Committee RESOLVED NO OBJECTION

e) LOS/23/0139 SOS/23/00856/BC4 **(ST CLEMENTS WARD)** 

**BILLET WHARF HIGH STREET LEIGH-ON-SEA ESSEX SS9 2ER** 

Install freezer condensing unit to south elevation of building

Following discussion, the Committee RESOLVED NO OBJECTION

f) LOS/23/0140 SOS/23/01002/TEL (HERSCHELL WARD)

LAND ADJACENT 218 HADLEIGH ROAD LEIGH-ON-SEA ESSEX

Install 15m high street works monopole, c/w 6no. Antenna and 3no. Ground-based equipment cabinets

Following discussion, the Committee RESOLVED NO OBJECTION

g) LOS/23/0141 SOS/23/00894/FUL (HIGHLANDS WARD)

3 BAILEY ROAD LEIGH-ON-SEA ESSEX SS9 3PJ

Demolish existing garage and erect two storey detached garage to rear, alterations to boundary fence and install timber garden gate to east elevation (amended proposal)

The Committee discussed the application and **RESOLVED TO OBJECT**. The proposed development by reason of its siting, form, size, scale and appearance, would result in an excessively sized, visually dominant and incongruous form of development. Additionally, as the proposed application is still a two-storey building and sits at the back of the boundary of the property it does not respect the surroundings nor protect the amenity of neighbours with regard to visual enclosure and outlook. This would be unacceptable and contrary to the National Planning Policy Framework (2021), 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 National Design Guide (2021) and the Southend-on-Sea Design and Townscape Guide (2009).

h) LOS/23/0142 SOS/23/00921/FULH (HIGHLANDS WARD) 99 HIGHLANDS BOULEVARD LEIGH-ON-SEA ESSEX SS9 3TH

Erect part single /part two storey rear extension and alterations to front and side 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 and the character and design of the original dwelling. The application is therefore contrary to DM1 and DM3 of the Southend Development Management Document (2015).

i) LOS/23/0143 SOS/23/00927/FULH (HERSCHELL WARD)
102 BURNHAM ROAD LEIGH-ON-SEA ESSEX SS9 2JS

Erect single storey side/rear extension and alter side elevation

Following discussion, the Committee RESOLVED NO OBJECTION

i) LOS/23/0145 SOS/23/00878/FUL (ST CLEMENTS WARD)

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#### 3A WEST STREET LEIGH-ON-SEA ESSEX, SS9 1QG

Convert existing building from five self-contained flats to provide 4 self-contained flats to first and second floors and one commercial unit to ground floor, extensions to first and second floors and alterations to elevation, layout landscaping to car park to east of site, refuse and cycle stores.

The council discussed the application and **RESOLVED TO OBJECT**. The proposed development would result in the loss of residential housing in an area that is already in high demand for residential properties. 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 overbearing nature to those at No. 5 and 7 West Street. The committee also have concerns for the addition of a commercial unit as the site of the application is not on a commercial road and is behind residential buildings, there has been no evidence provided that a need for a commercial unit is necessary and the increase of footfall for the commercial unit will cause harm to the residents in the area with concerns of parking and noise.

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/23/0146 SOS/23/00971/FULH (ST CLEMENTS WARD) 10 GRAND DRIVE LEIGH-ON-SEA ESSEX SS9 1BG

Erect dormer to rear and install rooflights to front to form habitable accommodation in loftspace, install roof terrace to rear and alterations to rear elevation (part retrospective)(amended proposal)

The committee discussed the application and **RESOLVED TO OBJECT**. The proposed development would by reason of its overall height, size, scale and position result in material harm to the adjoining dwellings in terms of dominance, an overbearing impact and material sense of enclosure and would result in material loss of light to the occupiers of the flats at No 12 Grand Drive to the north of the site. The appearance, represent a visually dominant and incongruous addition to the dwelling which would be detrimental to, the character and appearance of the host property, the rear street scene and the area more widely. The Development is therefore unacceptable and contrary to the national planning policy framework (2018), Core strategy (2007) Policies KP2 and CP4, Development Management (2015) polices DM1 and DM3 and the advice contained within the design and townscape guide (2009).

## I) LOS/23/0147 SOS/23/00936/FULH (ST CLEMENTS WARD) 10 GRAND DRIVE LEIGH-ON-SEA ESSEX SS9 1BG

Erect extension to rear elevation to 2nd and 3<sup>rd</sup> floors to form extended balcony with glazed screens (part obscured), dormer to rear to form habitable accommodation in loft space, install 4 rooflights to front and alterations to rear elevation (retrospective)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the proposal would appear incongruous and overbearing to the existing dwelling. Additionally, it does not respect the local context and surroundings nor protect the amenity of neighbours with regard to visual enclosure and outlook.

Therefore, this application is in contravention of policies DM1, DM3 and DM5 of the Development Management Document (2015).

## m) LOS/23/0148 SOS/23/01079/TPO (ST CLEMENTS WARD) 80 LEIGH HILL LEIGH-ON-SEA ESSEX SS9 1AR

Reduce by 3m overall to one gleditsia tree (t1) in front garden (application for works to trees subject to tree preservation order)

Following discussion, the Committee RESOLVED NO OBJECTION

o) LOS/23/0150 SOS/23/00841/ADF (ST CLEMENTS WARD)
15 HADLEIGH ROAD LEIGH-ON-SEA ESSEX, SS9 2DY

Application for approval of details pursuant to conditions 03 (details of materials) of planning permission 22/01310/FULH dated 09/09/2022

Following discussion, the Committee RESOLVED NO OBJECTION

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

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a) LOS/23/0136 SOS/23/00848/AMDT (HIGHLANDS WARD)

### 31 WOODLANDS PARK LEIGH-ON-SEA ESSEX SS9 3TP

Application to vary condition 02 (approved plans) - replace plan number 1-100a to 1-100b – changing roof of front extension from pitched roof to flat roof - (minor material amendment of planning permission 23/00198/fulh dated 03/04/2023)

i) LOS/23/0144 SOS/22/02430/FUL (ELMS WARD)
128 LEIGHTON AVENUE LEIGH-ON-SEA ESSEX SS9 1PY

Replace window to main bathroom (retrospective)

n) LOS/23/0149 SOS/23/00873/FUL (LEIGH ROAD WARD)

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

Install dormer to front with juliette balcony, convert two self contained flats on first and second floors into one self contained flat, install decking to front, alter front steps and layout new parking bays to front

p) LOS/23/0151 SOS/23/00882/AD (THAMES WARD)

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

Application for approval of details pursuant to conditions 03 (Construction Method Statement) of planning permission 19/01417/FUL allowed on Appeal dated 28/07/2020

q) LOS/23/0152 SOS/23/00861/FULH (BONCHURCH WARD)

26 EASTWOOD ROAD LEIGH-ON-SEA ESSEX, SS9 3AB

Layout out hardstanding area to front and install additional vehicle crossover to form in and out driveway on to Eastwood Road

r) LOS/23/0153 SOS/23/01101/FUL **(ST CLEMENTS WARD)** 

HERD IN THE CITY 1 BROADWAY WEST LEIGH-ON-SEA ESSEX

Install 4no. Temporary large elephant sculptures on concrete plinths with associated signage at the following locations: leigh community centre, the dressmaker annerleys emporium, leigh library gardens, church hill/broadway west

s) LOS/23/0154 SOS/23/01102/FUL (ST CLEMENTS WARD)

HERD IN THE CITY 2 LEIGH ROAD AND BROADWAY LEIGH-ON-SEA ESSEX

Install 3no. Temporary large elephant sculptures on concrete plinths with associated signage at the following locations: the Broadway pub, the Oncrowd Broadway, Leigh Road Baptist Church

The meeting closed at: 20:51