

# 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 14<sup>th</sup> NOVEMBER 2023 HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Murat Agdeve, Jonathan Garston (Chairman), Paul Gilson, Alan Hart

Absent: Clirs, Bernard Arscott, Rosemary Arscott, Carol Lambert, Sandra McCurdy, Craig Watt

In attendance: Ingmar Lindberg-Jones (Admin Assistant), Cllr Carole Mulroney, 2 Members of Public

#### The meeting opened at 7.30pm

43. APOLOGIES FOR ABSENCE

Cllrs Bernard Arscott, Rosemary Arscott, Carol Lambert, Sandra McCurdy, Craig Watt

44. 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.

45. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 24<sup>th</sup> October 2023 were **AGREED** and were signed by the Chairman.

46. PUBLIC REPRESENTATIONS

None

47. LICENSING APPLICATIONS

#### 23/02071/LAPREM NORTH- COFFEE AND WINE, 78 BROADWAY, LEIGH-ON-SEA, ESSEX SS9 1AE Licensable Activities:

Sale and supply of alcohol both on and off the premises:

Sunday- Wednesday 09:00 - 21:00

Thursday - Saturday 12:00 - 00:00

The Committee discussed the application and resolved NO OBJECTION.

#### **PLANNING SECTION 1**

Signed/Intialled

#### 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/23/0222 SOS/23/01347/FULH (ST CLEMENTS WARD) <u>39 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2DY</u> Erect single storey rear extension to lower ground level with rooflights, extend existing decking area at ground floor level to the rear and alter elevations

Following discussion, the Committee RESOLVED NO OBJECTION

#### b) LOS/23/0223 SOS/23/01639/FUL (ELMS WARD) ELMTREE LODGE 66 CRANLEIGH DRIVE LEIGH-ON-SEA ESSEX Errort additional floor to roof of existing building to provide 2 cold contained sheltered flote, with a

Erect additional floor to roof of existing building to provide 3 self-contained sheltered flats, with south facing communal garden at roof level and provide 2 disability vehicle recharge and storage areas at ground floor level.

The council discussed the application and **RESOLVED TO OBJECT** as the proposed development is an overdevelopment. The additional floor will make what is an already large property into an overdevelopment. 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 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

c) LOS/23/0224 SOS/23/01494/FUL (BONCHURCH WARD) <u>LAND ADJACENT 49 TANKERVILLE DRIVE LEIGH-ON-SEA ESSEX</u> Erect one dwellinghouse with associated amenity space, parking and extend existing crossover onto tankerville drive

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

f) LOS/23/0227 SOS/23/01579/FULH (ST CLEMENTS WARD) <u>4 AVENUE ROAD LEIGH-ON-SEA ESSEX SS9 1AX</u> Erect single storey rear extension and alter side elevation (amended proposal)

The council discussed the application and **RESOLVED TO OBJECT**. The proposed development would, by reason of its significant height, depth and position on the shared boundary with No.2 Avenue Road, give rise to an unacceptable sense of enclosure, resulting in significant harm to the amenities of this neighbouring dwelling. This is 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 Design and Townscape Guide (2009).

g) LOS/23/0228 SOS/23/01682/TCA (ST CLEMENTS WARD) <u>24 CLIFF PARADE LEIGH-ON-SEA ESSEX SS9 1BB</u> Fell one acer negundo (box elder) to near ground level to front (works to trees in a conservation area)

The council discussed the application and **RESOLVED TO OBJECT**. As the committee feel that using herbicide is over excessive and a pruning would be more acceptable.

h) LOS/23/0229 SOS/23/01667/FUL <u>37 BROADWAY LEIGH-ON-SEA ESSEX SS9 1PA</u> (ST CLEMENTS WARD)

Signed/Intialled

Demolish existing building and erect a two-storey building with roof accommodation, dormers and rooflights at roof level and form three selfcontained flats on first and second floors, commercial unit at ground floor level, veranda to side firstfloor level, separate commercial/residential bin store areas, cycle and car parking to rear and install vehicle crossover on west street

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

i) LOS/23/0230 SOS/23/01624/FULH (ELMS WARD) <u>140 LYMINGTON AVENUE LEIGH-ON-SEA ESSEX SS9 2AN</u> Erect outbuilding in rear garden

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

 j) LOS/23/0231 SOS/22/01827/FULM (BONCHURCH WARD)
 <u>1285 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 2AD</u> Demolish existing buildings, erect part three/part four storey building and form 18no. Self-contained flats and 1no. Commercial unit, layout parking and associated landscaping

The council discussed the application and **RESOLVED TO OBJECT**. The proposed development by its design, size, bulk and overbearing nature, 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. 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. 1287 London Road and No. 9 and No.11 St Clements Avenue. The parking provision is inadequate and does not meet the policy standards of one space per flat. This area suffers from considerable parking stress in all the surrounding roads already despite access to public transport.

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/23/0231
 SOS/23/01610/FULH
 (THAMES WARD)

 26 CANVEY ROAD LEIGH-ON-SEA ESSEX, SS9 2NN
 Erect two storey rear extension with roof lantern to existing rear extension and alter elevations

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

m) LOS/23/0233 SOS/23/01636/FULH **(ST CLEMENTS WARD)** <u>14 QUEENS ROAD LEIGH-ON-SEA ESSEX, SS9 1BA</u> Replace existing single glazed timber sash windows with double glazed timber sash windows to front elevation

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

The meeting closed at: 20:42pm