

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 22nd AUGUST 2023 HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Murat Agdeve, Jonathan Garston (Chairman), Paul Gilson, Sandra McCurdy, Anne Robinson

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

In attendance: Ingmar Lindberg-Jones (Council Administration Assistant)

The meeting opened at 7.30pm

22. APOLOGIES FOR ABSENCE

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

23. DECLARATION OF MEMBERS' INTERESTS

Cllr Gilson declared a non-pecuniary interest in agenda item j) 20 Hillside Road

Cllr Garston declared a non-pecuniary interest in agenda item I) and m)

24. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 1st August 2023 were **AGREED** and were signed by the Chairman.

25. 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.

a) LOS/23/0169

SOS/23/01163/FULH

28 SEAVIEW ROAD LEIGH-ON-SEA ESSEX SS9 1AT Erect boundary wall to front and side.

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

b) LOS/23/0170 SOS/23/01209/FUL 62 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2LZ Erect single storey side and rear extension

Following discussion, the Committee RESOLVED NO OBJECTION

c) LOS/23/0171 SOS/23/01196/AD (LEIGH ROAD WARD) **31 GRAND PARADE LEIGH-ON-SEA ESSEX SS9 1DX** Application for approval of details pursuant to condition 11 (details of compliance of energy performance rating ene1 level 4) of planning permission 15/01792/ful allowed on appeal dated 01.10.2016

Following discussion, the Committee RESOLVED NO OBJECTION

d) LOS/23/0172 SOS/23/00952/FULH (THAMES WARD) 42 CANVEY ROAD LEIGH-ON-SEA ESSEX SS9 2NN Replace existing front windows with single glazed aluminium windows

Following discussion, the Committee RESOLVED NO OBJECTION

e) LOS/23/0173 SOS/23/01175/FULH (ST JAMES WARD) 49 OLIVIA DRIVE LEIGH-ON-SEA ESSEX SS9 3EF Erect hip to gable end roof extension with dormer to rear and rooflights to front to convert loft into habitable accommodation, erect single storey rear extension, porch to front and alterations to side elevations (partretrospective)

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

f) LOS/23/0174 SOS/23/01202/FULH (THAMES WARD) CORNER COTTAGE 33 CANVEY ROAD LEIGH-ON-SEA ESSEX SS9 2NN Erect part single/part two storey front and side extension and alter elevations (amended proposal)

The committee discussed the application and **RESOLVED TO OBJECT**. The proposed development by reason of its design, height, scale and bulk will appear as an overly dominant and incongruous addition that is not in keeping with the conservation area status of the Chapmanslord Estate and will have a negative impact on the street scene and the conservation area as a whole. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings as it will unbalance the stand-alone pair of semi-detached properties. Therefore, this application is in contravention of policies DM1 and DM3 of the Development Management Document (2015).

g) LOS/23/0175 SOS/23/01223/AMDT 35 BELFAIRS DRIVE LEIGH-ON-SEA ESSEX SS9 3AA

Application to vary condition 04 - to allow the main bedroom window in rear dormer to have clear glass with openable windows - (minor material amendment of planning permission 21/00240/fulh dated 30/03/2021)

Following discussion, the Committee RESOLVED NO OBJECTION

h) LOS/23/0176 SOS/23/01236/AMDT (ST CLEMENTS WARD) 85 BROADWAY LEIGH-ON-SEA ESSEX SS9 1PN Application to vary conditions 02 (approved plans) alter location of side stair access to the rear and add glazed balustrade to roof terrace (minor material amendment of planning permission 22/00034/ful dated 09.05.2022)

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

SOS/23/01281/TCA LOS/23/0178 (ST CLEMENTS WARD) i) 20 HILLSIDE ROAD LEIGH-ON-SEA ESSEX SS9 2DT

(HERSCHELL WARD)

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(BONCHURCH WARD)

Remove to ground level and treat stumps of one mixed trees (g1), one hazel (t2), one lawson (t3), mixed shrubs (g4), one clematis (c6), one forsythia (s7) and one rose (s8) (application for works to trees in a conservation area)

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

Cllr Gilson took no part in this item

 I) LOS/23/0180 SOS/23/01129/TPO (HERSCHELL WARD) OAK LODGE SALISBURY ROAD LEIGH-ON-SEA ESSEX Selectively reduce crown to previous cuts (2m) all round to reshape, remove dead and damaged wood and reduce crown back to boundary to one oak tree (t1) (application for works to trees subject to a tree preservation order)

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

Cllr Garston took no part in this item

m) LOS/23/0181 SOS/23/01029/FULH (ST CLEMENTS WARD) <u>16A CLIFF PARADE LEIGH-ON-SEA ESSEX SS9 1AS</u>

Hip to half hip roof extension to side with dormer to front to form habitable accommodation in the loftspace

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

Cllr Garston took no part in this item

n) LOS/23/0182 SOS/23/01133/FULH (THAMES WARD) 24 MEDWAY CRESCENT LEIGH-ON-SEA ESSEX SS9 2UY Erect single storey side and rear extension and alter elevations

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

o) LOS/23/0183 SOS/23/01229/FULH (HIGHLANDS WARD) <u>26 STIRLING AVENUE LEIGH-ON-SEA ESSEX SS9 3PP</u>

Raise ridge height and alter roof to form habitable accommodation in loftspace, with gable sided elevations, form gable features in front and rear elevations, erect side dormer with external terrace, erect single storey rear and side extensions and alterations to porch

The committee discussed the application and **RESOLVED TO OBJECT**. The proposed development would appear as an incongruous, cramped and dominant form of development that would significantly harm the character of the existing dwelling and the wider street scene and would not maintain the visual amenities of the surrounding area. The proposed development would by reason of its depth, height and proximity to the boundary, form a dominant feature creating an sense of enclosure and loss of outlook for occupants of no.32 Stirling Avenue significantly harmful to their amenity. 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 Southend-on-Sea Design and Townscape Guide (2009). 02

- 26. The Committee had **NO OBJECTION** to the following applications:
 - i) LOS/23/0177 SOS/23/01027/FUL (ELMS WARD)
 <u>948 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 3NF</u> Convert part existing first floor into self contained live/work unit
 k) LOS/23/0179 SOS/23/00861/FULH <u>26 EASTWOOD ROAD LEIGH-ON-SEA ESSEX SS9 3AB</u> (BONCHURCH WARD)

Layout out hardstanding area to front and install additional vehicle crossover to form in and out driveway on to eastwood road.

p) LOS/23/0184 SOS/23/01242/FULH <u>16 MAPLE AVENUE LEIGH-ON-SEA ESSEX SS9 1PR</u> Erect single storey side extension

(LEIGH ROAD WARD)

27. HIGHWAYS

The Committee **RESOLVED** to send Southend City Council to recommend placing an electronic parking sign in Leigh Old Town for the capacity of Victoria Wharf and Leigh Foundry Car Park.

The meeting closed at: 20:47