

# 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 20th JUNE 2023 HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Murat Agdeve, Bernard Arscott, Rosemary Arscott, Paul Gilson, Carol Lambert (Vice Chairman),

Sandra McCurdy, Anne Robinson and Craig Watt

Absent: Cllrs: Rosemary Arscott, Jonathan Garston and Paul Gilson

In attendance: Helen Symmons (Town Clerk), Ingmar Lindberg-Jones (Council Administration Assistant), Cllr David Bowry, 7 members of public

# The meeting opened at 7.30pm

APOLOGIES FOR ABSENCE

Cllrs Rosemary Arscott, Jonathan Garston and Paul Gilson

8. DECLARATION OF MEMBERS' INTERESTS

Cllr Arscott declared a non-pecuniary interest in agenda item 5c as he knew persons in a neighbouring property.

9. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 30<sup>th</sup> May 2023 were **AGREED** and were signed by the Chairman.

10. PUBLIC REPRESENTATIONS

## **PLANNING SECTION 1**

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

f) LOS/23/0125 SOS/23/00826/AMDT (HERSCHELL WARD) MEMORY HOUSE 6 - 9 MARINE PARADE LEIGH-ON-SEA ESSEX SS9 2NA

Application to vary condition of 02 (approved plans) - addition of a basement and associated external staircase and small lightwells to planning permission 22/00601/fulm - demolish existing building and erect replacement care home (class c2) comprising of 50 bed care units with private amenity space, landscaped frontage, refuse and cycle stores to rear, and lay out parking at rear (amended proposal) dated 14/10/2022

The Committee discussed the application and **RESOLVED TO OBJECT** as the addition of the basement will be detrimental to neighbouring properties and the Belton Hill cliffs which is an area of ground movement. The excavation of tons of material will undermine this area as well as the weight of vehicles transporting materials off site along Marine Parade. The application is overdevelopment and 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.

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).

Cllr Bowry and 6 members of public left the meeting

## **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/23/0120 SOS/23/00689/FULH 4 AVENUE ROAD LEIGH-ON-SEA ESSEX SS9 1AX

(ST CLEMENTS WARD)

Erect single storey rear extension and alter side elevation.

The Committee discussed the application and **RESOLVED TO OBJECT.** The proposed development by its design, size, bulk and mass, will be overbearing to the neighbouring property. The pitch of the roof will give a sense of enclosure and will create a detrimental impact upon the living conditions and amenity of neighbouring residents. Therefore, this application is in contravention of policies DM1 and DM3 of the Development Management Document (2015).

c) LOS/23/0122 SOS/22/01827/FULM (BONCHURCH WARD)
1285 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 2AD

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).

# Cllr Arscott took no part in this item

d) LOS/23/0123 SOS/23/00907/TEL (HERSCHELL WARD)

<u>TELECOMMUNCATIONS SITE AT CORNER OF HERSCHELL ROAD AND LONDON ROAD LEIGH-ON-SEA ESSEX</u>

Decommissioning of 3no. Antennas and install 20m street mast incorporating 6no. Antennas with 2no. Dishes and all ancillary development.

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The Committee discussed the application and resolved NO OBJECTION.

e) LOS/23/0124 SOS/23/00787/FULH (ELMS WARD)

69 GLENDALE GARDENS LEIGH-ON-SEA ESSEX SS9 2BG

Erect single storey front extension and convert existing garage into habitable accommodation.

The Committee discussed the application and resolved NO OBJECTION.

g) LOS/23/0126 SOS/23/00811/FULH (ELMS WARD)

**46 DAWLISH DRIVE LEIGH-ON-SEA ESSEX SS9 1QX** 

Erect single storey rear/side extension

The Committee discussed the application and resolved NO OBJECTION.

j) LOS/23/0129 SOS/23/00740/BC4 (ST CLEMENTS WARD)

17 - 18 HIGH STREET LEIGH-ON-SEA ESSEX SS9 2EN

Install 2no. Air conditioning condenser units on flat roof to front

The Committee discussed the application and resolved NO OBJECTION.

I) LOS/23/0131 SOS/23/00840/AMDT **(ST CLEMENTS WARD)** 

THE PETER BOAT INN 27 HIGH STREET LEIGH-ON-SEA ESSEX SS9 2EN

Application to vary condition 02 (approved plans) - replace approved plans 306d and 307c with revised plans 306e and 307d - to reflect internal changes to design - (minor material amendment of planning Permission 17/01454/ful dated 14/12/2017)

The Committee discussed the application and resolved NO OBJECTION.

m) LOS/23/0132 SOS/23/00367/FUL (LEIGH ROAD WARD)

194 LEIGH ROAD LEIGH-ON-SEA ESSEX SS9 1BS

Install dormers to front and rear to create self contained flat in loftspace with roof terrace, external staircase, parking, cycle and bin store to rear

The council discussed the application and **RESOLVED TO OBJECT**. The proposed development by its design, size, bulk and mass, 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. The design, position and form of the prosed flue would materially alter the neighbour amenity impacts, occupier amenity impacts, as well as the visual impacts of the development and its impacts on the character and appearance of the building, the street scene and wider surroundings. 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).

o) LOS/23/0134 SOS/23/00849/FULH (ELMS WARD)

150 SOUTHSEA AVENUE LEIGH-ON-SEA ESSEX SS9 2BJ

Erect first floor rear extension and extend dormers to sides

The Committee discussed the application and resolved NO OBJECTION.

p) LOS/23/0135 SOS/23/00850/FULH (ST CLEMENTS WARD)

19 HIGH STREET LEIGH-ON-SEA ESSEX SS9 2EN

Replace timber privacy screen to side elevation of first floor balcony (amended proposal)

The Committee discussed the application and **RESOLVED TO OBJECT** as the privacy screen, by reason of its scale, location, materials and detailed design, is considered to be detrimental to the historic character and significance of the existing property and the wider Leigh Conservation Area. The identified harm to the conservation area is less than substantial, albeit significant, and any public benefits arising from the development do not outweigh the identified harm. The development is contrary to the National Planning Policy Framework (2021), Policies KP2 and CP4 of 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 Leigh Conservation Area Appraisal (2020).

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

b) LOS/23/0121 SOS/23/00744/FULH (HIGHLANDS WARD) 16 WARREN ROAD LEIGH-ON-SEA ESSEX SS9 3TS

Erect part single / part two storey front and rear extensions, install juliet balcony to front at first floor level, alterations to existing dormers and install rooflight to front to form habitable accommodation in roof and alterations to elevations

h) LOS/23/0127 SOS/23/00552/FULH (HIGHLANDS WARD)

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

Erect single storey detached outbuilding (part retrospective)

i) LOS/23/0128 SOS/23/00791/FULH (ST JAMES WARD) 80 CRICKETFIELD GROVE LEIGH-ON-SEA ESSEX SS9 3EL

Convert existing garage into habitable accommodation, alter front elevation and extend existing vehicle crossover onto Cricketfield Grove.

k) LOS/23/0130 SOS/23/00834/AD (HERSCHELL WARD)

95 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2LY

Application for approval of details pursuant to conditions 05 (10% renewables), 06 (water efficiency design measures) and 07 (car parking spaces and electric charging points) of planning permission 22/00013/ful dated 10/03/2022

n) LOS/23/0133 SOS/23/00765/TPO (HERSCHELL WARD) FLAT 8 SENIER HOUSE 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)

The meeting closed at: 20:17