

# Leigh-on-Sea Town Council

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Chairman: Cllr Bernard Arscott | Vice Chairman: Cllr Sandra McCurdy

Town Clerk: Helen Symmons PSLCC



# MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE TUESDAY 30<sup>th</sup> May 2023 HELD AT LEIGH COMMUNITY CENTRE

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

Watt

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

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

### The meeting opened at 7.30pm

APOLOGIES FOR ABSENCE

Cllr Bernard Arscott, Rosemary Arscott, Sandra McCurdy

2. DECLARATION OF MEMBERS' INTERESTS

None

3. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 25<sup>th</sup> April 2023 were **AGREED** and were signed by the Chairman.

- 4. PUBLIC REPRESENTATIONS
- PLANNING APPLICATIONS DECIDED BY DELEGATED AUTHORITY

Noted and ratified.

#### **PLANNING SECTION 1**

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

### **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/23/0108 SOS/23/00653/FULH (THAMES WARD)

## 27 CANVEY ROAD LEIGH-ON-SEA ESSEX SS9 2NN

Install juliet balcony with french doors to rear at first floor level, relocate doors at ground floor level to side and rear elevations, install replacement glazing to front and rear windows and apply wall insultation to side and rear elevations.

The Committee discussed the application and resolved **NO OBJECTION**.

b) LOS/23/0109 SOS/23/00662/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, alter front elevation to form entrance to front, convert building from two commercial units and two residential units to two commercial units at ground floor level and four self-contained flats to ground, first and second floors (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).

c) LOS/23/0110 SOS/23/00539/FULH **(BONCHURCH WARD)** 

### 246 MANCHESTER DRIVE LEIGH-ON-SEA ESSEX SS9 3ES

Erect two storey rear extension with balcony to rear at first floor level, dormers to sides and alter side elevation.

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposed development by reason of its size, scale and form will appear as an overly dominant and incongruous addition that is out of keeping with and detrimental to the character appearance of the original dwelling, rear garden scene and street scene in the immediate area. Additionally, it would fail to integrate satisfactorily with the host dwelling. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings as the buildings surrounding this property are bungalows. The proposal remains in contravention to the National Planning Policy Framework, Polices KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1, DM3 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

d) LOS/23/0111 SOS/23/00718/FULH (THAMES WARD)

**CORNER COTTAGE 33 CANVEY ROAD LEIGH-ON-SEA ESSEX SS9 2NN** 

Erect part single/part two storey front and side extension, porch and canopy to side and alterations to elevations.

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 standalone pair of semi-detached properties. Therefore, this application is in contravention of policies DM1 and DM3 of the Development Management Document (2015).

### e) LOS/23/0112 SOS/23/00702/FUL (THAMES WARD) 27 - 29 MEDWAY CRESCENT LEIGH-ON-SEA ESSEX SS9 2UX

Erect first floor rear extensions to 27 and 29 Medway Crescent, extend roof from half hipped to gable end and erect two storey side extension incorporating garage to 29 Medway Crescent, extend existing dormer to rear, rooflights to front and alterations to elevations.

The Committee discussed the application and **RESOLVED TO OBJECT**. It was felt the amendments to the application were not significant enough. The proposal, by reason of the proposed form, siting, scale, failure to appear sufficiently subservient to the host dwelling and overall, poorly-resolved and convoluted design, would appear incongruous with its site and setting and be significantly detrimental to the character and appearance of the host dwelling, the street scene and wider surroundings.

It would also result in an undue sense of enclosure and loss of outlook significantly harmful to the amenities of the occupiers of the neighbouring dwelling at 31 Medway Crescent particularly as the road rises making 29 Medway Crescent higher than No. 31 Medway Crescent. This is unacceptable and contrary to the National Planning Policy Framework (2021), Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) policies DM1 and DM3 and the advice contained with the Design and Townscape Guide (2009).

g) LOS/23/0114 SOS/23/00796/TCA (ST CLEMENTS WARD)
LAND OPPOSITE 1 - 12 THE TERRACE LEIGH-ON-SEA ESSEX

Fell one self-seeded holly tree and fell one conifer tree (works to trees in a conservation area)

The Committee discussed the application and resolved **NO OBJECTION**.

- 5. The Committee had **NO OBJECTION** to the following applications:
- f) LOS/23/0113 SOS/23/00719/FUL (BONCHURCH WARD) 1393 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 2SA

Erect single storey rear extension for use as store room with link corridor and install timber fencing to rear (retrospective)

h) LOS/23/0115 SOS/23/00735/FULH (ELMS WARD)
59 LEIGH HALL ROAD LEIGH-ON-SEA ESSEX SS9 1QZ

Remove external staircase to side, erect single storey side extension, replace roof on existing rear extension and alter elevations.

i) LOS/23/0116 SOS/23/00748/FULH (BONCHURCH WARD)
23 KINGSWOOD CHASE LEIGH-ON-SEA ESSEX SS9 3BB

Erect single storey rear extension, alter elevations

j) LOS/23/0117 SOS/23/00697/AD **(ST JAMES WARD)** 

24 CHELTENHAM DRIVE LEIGH-ON-SEA ESSEX, SS9 3EH

Application for Approval of Details pursuant to condition 06 (details of obscure glazed screening) of Planning Permission 22/02345/FULH dated 21.02.2023

k) LOS/23/0118 SOS/23/00732/AD (HERSCHELL WARD)

**MEMORY HOUSE 6 - 9 MARINE PARADE LEIGH-ON-SEA** 

Application for Approval of Details pursuant to condition 14 (Construction Method Statement) of Planning Permission 22/000601/FULM dated 14.10.2022

I) LOS/23/0119 SOS/23/00765/TPO (HERSCHELL WARD) FLAT 8 SENIER HOUSE SALISBURY ROAD

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: 8:06pm