



Leigh-on-Sea Town Council

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Chairman: Cllr Jane Ward
Vice-Chairman: Cllr Valerie Morgan
Town Clerk: Helen Symmons

MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD AT 7.30PM ON TUESDAY 27th FEBRUARY 2018 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), John Duprey, Patrick Fox, Richard Herbert and Valerie Morgan.

In Attendance: Helen Symmons (Town Clerk) and 2 members of the public.

The meeting opened at 7.30pm

241. APOLOGIES FOR ABSENCE

Cllrs: Donald Fraser, Anita Forde, Caroline Parker and Jane Ward

242. DECLARATION OF MEMBERS' INTERESTS

***Cllr Fox declared a non-pecuniary interest in Agenda item 5p (30 Seaview Road)
Cllr Morgan declared a non-pecuniary interest in Agenda item 5i (10 Underwood Square)***

243. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 13th February 2018 were agreed and signed by the Chairman.

244. LICENSING APPLICATIONS

There were none.

PLANNING SECTION 1

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

245. LOS/18/0058 SOS/18/00154/FUL (HIGHLANDS WARD)
HAYDON HOUSE 10 UNDERWOOD SQUARE, LEIGH ON SEA, ESSEX SS9 3PB
Erect three dwelling-houses incorporating garages, layout parking to front and form vehicular accesses on to Underwood Square (Amended Proposal)

Cllr Morgan left the meeting

Officer's recommendation to Committee (reasons provided in the report): Objection could be considered.

A member of the public made a presentation and then the application was discussed by members.

The Committee **RESOLVED TO OBJECT** on the following basis:

The application remained overbearing and dominant and the objection would be lodged based on the objection recorded in Minute 110 of the minutes 10th October 2017, although members recognised that the floor plan had altered.

2 members of the public left the meeting

Cllr Morgan returned to 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.

246. LOS/18/0051 SOS/18/00126/FUL **(ELMS WARD)**
GARAGES ADJOINING 56 DAWLISH DRIVE, LEIGH ON SEA, ESSEX, SS9 1QX
Demolish existing garage and erect dwellinghouse on land adjacent to 56 Dawlish Drive, layout parking to front and amenity space at rear (Amended proposal)
- Officer's recommendation to Committee (reasons provided in the report): Objection could be considered.
- The Committee discussed the application and **RESOLVED TO OBJECT** on the following basis:
- Whilst the members recognise the significant changes made to the application, the development does not respect the character of the site, its local context and surrounding in terms of its architectural approach and remains out of keeping with the existing street scene. It is therefore contrary to Policy DM1.
247. LOS/18/0054 SOS/18/00135/FULH **(HERSCHELL WARD)**
1306 LONDON ROAD, LEIGH ON SEA, ESSEX, SS9 2UD
Erect single storey side and rear extension, convert integral garage into habitable accommodation, convert rear outbuilding to studio flat and alter elevations (Amended Proposal).
- Officer's recommendation to the Committee (reasons provided in the report): Objection could be considered.
- The Committee discussed the application and **RESOLVED TO OBJECT** on the following basis:
- The members consider this application to be development that constitutes backland development and will create a detrimental impact upon the living conditions and amenity of neighbouring residents. Additionally it is in conflict with the character and grain of the local area and as such is contrary to Development Management Policy DM3.
248. LOS/18/0055 SOS/18/00131/FUL **(LEIGH ROAD WARD)**
149 LEIGH ROAD, LEIGH ON SEA, ESSEX, SS9 1JF
Erect second floor to create two self-contained flats, extend the existing single storey rear extension to the west, Juliette balcony to front elevation and terraced area to front and side, layout parking, cycle and bin stores at ground floor level (147- 149 Leigh Road (Amended Proposal)
- Officer's recommendation to the Committee (reasons provided in the report): Objection could be considered.
- The Committee discussed the application and **RESOLVED TO OBJECT** on the following basis:
- That the changes to the application are insufficient to overcome our previous objection. The proposal is still too bulky and overbearing to the surrounding properties and remains overly dominant and harmful to the street scene and locality more widely. It still remains contrary to Development Management Document Policies DM1 and DM3.

249. LOS/18/0056 SOS/18/00129/PA3COU (**LEIGH ROAD WARD**)
149 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1JF
Change of use of first floor from office use (class B1A) to two self- contained flats (Class C3) and alter elevations from office use (class B1A) to two self- contained flats (Class C3) and alter elevations
- The application was discussed by the Committee and **RESOLVED NO OBJECTION**
250. LOS/18/0067 SOS/18/00210/FULH (**ST. CLEMENT'S WARD**)
30 SEAVIEW ROAD, LEIGH ON SEA, ESSEX SS9 1AT
Erect single storey rear and side extension (Amended Proposal)
- The Committee discussed the application and **RESOLVED TO OBJECT** on the following basis:
- The minor amendments are insufficient to sway our previous objections and therefore still believe it will have a significant impact on the neighbouring properties by nature of its Edwardian style. The property has already been extended to the rear and the roof – significantly more than neighbouring properties. This remains an extension by reason of the overall size and scale detrimental to the character and appearance of the existing dwelling house and the Leigh Cliff Conservation Area, which is contrary to the Southend Borough Council's Development Management Document policies DM1, DM3 and DM5.
251. LOS/18/0068 SOS/18/00152/FUL (**HERSCHELL WARD**)
26 VERNON ROAD, LEIGH ON SEA, ESSEX SS9 2NG
Demolish existing dwelling and erect a two storey detached dwelling-house with basement and a balcony to rear at second floor level, layout parking to front and install additional vehicle crossover onto Vernon Road (Amended Proposal)
- The Committee discussed the application and **RESOLVED NO OBJECTION.**
252. LOS/18/0070 SOS/17/02071/FULH (**THAMES WARD**)
115 TATTERSALL GARDENS, LEIGH ON SEA, ESSEX SS9 2QZ
Raise roof height, erect two storey front extension, rear extension at first floor level, install balconies to rear at first and second floor, convert part of existing garage into habitable accommodation and alter elevations
- Officer's recommendation to the Committee (reasons provided in the report): Objection could be considered.
- The Committee discussed the application and **RESOLVED TO OBJECT** on the following basis:
- The alterations and additions to the building do not make a positive contribution to the surrounding area. The development is overbearing and is not respectful and subservient. It is therefore contrary to Policy DM3 but also to Policy DM1 in that it does not protect the amenity of its immediate neighbours having regard to privacy and overlooking.
253. LOS/18/0073 SOS/18/00224/FUL (**ST JAMES WARD**)
169 MANCHESTER DRIVE, LEIGH ON SEA, ESSEX SS9 3EX
Demolish existing bungalow, erect two detached dwelling-houses with associated parking and form vehicular access on to Blenheim Crescent (Amended Proposal)
- Officer's recommendation to the Committee (reasons provided in the report): Objection could be considered.
- The Committee discussed the application and **RESOLVED TO OBJECT** on the following basis in line:
- The members wished to repeat the previous objection to the application as no aspect had changed. The proposed development would result in a loss of a bungalow in an area which is predominantly bungalows on both sides of the road. The plot would now have a development of 2 houses both 4 bedrooms as opposed to 1 x 2 bedroom bungalow. This is in direct contravention of Policy DM3 as the conversion would have an adverse impact upon the living conditions and amenity of

neighbouring residents. It will harm the character and appearance of the wider area and will lead to a detrimental change of the street's function in that area and creates an unacceptable juxtaposition within the street scene that would harm the character and appearance of that area. Additionally it will result in a net loss of housing accommodation suitable for the needs of older residents.

254. The Committee has **NO OBJECTIONS** to the following applications

- a) LOS/18/0048 SOS/17/01916/FULH **(HIGHLANDS WARD)**
2 BUXTON CLOSE, LEIGH ON SEA, ESSEX, SS9 3UF
Erect part single/part two storey side and rear extensions incorporating garage to front and alter elevations
- b) LOS/18/0049 SOS/18/00109/FULH **(ST JAMES WARD)**
51 OLIVIA DRIVE, LEIGH ON SEA, ESSEX, SS9 3EF
Erect single storey rear extension
- c) LOS/18/0050 SOS/18/00104/FUL **(HERSCHELL WARD)**
LAND ADJACENT TO 215 AND REAR OF 217 HADLEIGH ROAD, LEIGH ON SEA, ESSEX
Demolish two single garages and erect double garage (Retrospective)
- d) LOS /18/0057 SOS/17/02231/FUL **(ST. CLEMENT'S WARD)**
7A BROADWAY, LEIGH ON SEA, ESSEX SS9 1PA
Erect two storey side extension and alter side elevation
- e) LOS/18/0059 SOS/18/00132/FULH **(HERSCHELL WARD)**
68 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2NQ
Demolish existing garage, erect hip to gable roof extension to front and side, dormers to front and rear, Juliette balconies to front and rear, single storey rear extension and alter elevations
- f) LOS/18/0060 SOS/18/00028/FULH **(THAMES WARD)**
124 WESTERN ROAD, LEIGH ON SEA, ESSEX SS9 2PN
Erect single storey rear extension
- g) LOS/18/0061 SOS/18/00173/FULH **(LEIGH ROAD WARD)**
22 SOMERVILLE GARDENS, LEIGH ON SEA, ESSEX SS9 1DD
Replace existing front dormer with inset balcony
- h) LOS/18/0062 SOS/18/00112/FUL **(HERSCHELL WARD)**
76 HERSCHELL ROAD, LEIGH ON SEA, ESSEX SS9 2PU
Demolish two sheds and erect shed to rear (Retrospective)
- i) LOS/18/0063 SOS/17/02282/FUL **(LEIGH ROAD WARD)**
79C GRAND PARADE, LEIGH ON SEA, ESSEX SS9 1DR
Replace existing balcony to front at second floor and alter front elevation
- j) LOS/18/0064 SOS/18/00169 **(HERSCHELL WARD)**
19 THEOBALDS ROAD, LEIGH ON SEA, ESSEX SS9 2NE
Erect single storey rear extension
- k) LOS/18/0069 SOS/18/00164//FULH **(ST. CLEMENT'S WARD)**
53 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP
Replace existing door to front (Retrospective)
- l) LOS/18/0071 SOS/18/00214/FULH **(ST. CLEMENT'S WARD)**
8 THE GARDENS, LEIGH ON SEA, ESSEX SS9 2DW
Erect raised decking to rear and install bi-folding doors to rear (Retrospective)
- m) LOS/18/0072 SOS/18/00205/FUL **(HERSCHELL WARD)**
102 HERSCHELL ROAD, LEIGH ON SEA, ESSEX SS9 2PU
Layout parking to front and install vehicle crossover onto Herschell Road

255. The Committee **NOTED** the following General Permitted Development Application:

- a) LOS/18/0052 SOS/18/00179/GPDE **(HERSCHELL WARD)**
51 WESTLEIGH AVENUE, LEIGH ON SEA, ESSEX SS9 2LD
Erect single storey rear extension, projecting 4m beyond the existing rear wall of the dwelling, 2.679m high to eaves and with a maximum height of 3.475m
- b) LOS/18/0053 SOS/18/00192/GPDE **(THAMES WARD)**
26 BERKELEY GARDENS, LEIGH ON SEA, ESSEX SS9 2TE
Erect single storey rear extension, projecting 6m beyond the existing rear wall of the dwelling, 2.9m high to eaves and with a maximum height of 3.5m.
- c) LOS/18/0065 SOS/18/00234/GPDE **(ELMS WARD)**
120 LEIGHTON AVENUE, LEIGH ON SEA, ESSEX SS9
Erect single storey rear extension, projecting 4.5M beyond the existing rear wall of the dwelling, 3M high to eaves and with a maximum height of 3M

256. The Committee **NOTED** the following Lawful Development Certificates:

- a) SOS18/00095/CLP **(HIGHLANDS WARD)**
9 ADALIA CRESCENT, LEIGH ON SEA, ESSEX SS9 3SN
Single storey rear extension (lawful development certificate – proposed)
- b) SOS18/00063/CLP **(HIGHLANDS WARD)**
15 BARNARD ROAD, LEIGH ON SEA, ESSEX SS9 3PH
Hipped to gable roof extension with dormer to rear and single storey rear extension (lawful development certificate – proposed)

257. The Committee **NOTED** the following Appeals:

- a) LOS17/0152 SOS/18/00011/REFH **(LEIGH ROAD)**
45 CHALKWELL PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1NH
Erect first floor rear extension and alter side elevation (amended proposal)
- b) LOS17/0150 SOS/17/01041/REFN **(HERSCHELL WARD)**
34 PERCY ROAD, LEIGH ON SEA, ESSEX SS9 2LA
Demolish existing bungalow, erect detached bungalow with roof extension to front and sides, boundary wall to side to from covered courtyard, form layout parking to front and install new vehicular access on to Percy road (Amended Proposal)
- c) LOS17/0264 SOS/17/01835/FULH **(HERSCHELL WARD)**
19 LEIGH PARK ROAD LEIGH ON SEA, ESSEX SS9 2DU
Replace existing windows to front and side elevations

The meeting closed at 8.25 pm