



Leigh-on-Sea Town Council

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Chairman: Cllr Valerie Morgan
Vice-Chairman: Jill Healey
Town Clerk: Helen Symmons

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 15th JANUARY 2019
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Valerie Morgan (Chairman), Keith Evans, Paul Gilson and Caroline Parker (from minute 171)

In Attendance: Abbie Cotterell (Assistant Proper Officer), 9 members of the public and Southend Borough Councillor Bernard Arscott

The meeting opened at 7.30pm

166. In the Chairman and Vice Chairman's absence, Cllr Morgan as Chairman of the Council chaired the meeting and undertook the appropriate housekeeping announcements.

167. APOLOGIES FOR ABSENCE

Cllrs: John Duprey, Patrick Fox, Gerry Glover and Jill Healey

168. DECLARATION OF MEMBERS' INTERESTS

Cllr V Morgan declared a non-pecuniary interest in item 6W (Development Land, Underwood Square) as the applicant is known to her.

169. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 11th December 2018 were agreed and signed by the Chairman.

170. LICENSING APPLICATIONS

There were none

Cllr Parker joined the meeting

PLANNING SECTION 1

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

171. LOS/18/0408 SOS/18/02176/FULH **(ST. CLEMENT'S WARD)**

38 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX SS9 2DU

Erect two storey front extension, single storey side and rear extensions, raised patio to rear, alter roof to existing rear extension and alter elevations (Amended Proposal)

The application was discussed by the Committee following representations by the applicant and an objector and **RESOLVED TO OBJECT** as the rear extension on the amended application would still overlook the residents to the rear of the property, appearing over dominant, causing a sense of enclosure, overlooking and an invasion of privacy. This is in contravention of policies DM1 and DM3 of the development management document.

The application was discussed by the Committee and **RESOLVED TO OBJECT** as this is an overdevelopment of the plot and contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents, as well being out of keeping with the conservation area.

176. LOS/18/0410 SOS/18/02250/FULH **(HIGHLANDS WARD)**
50 OLIVE AVENUE, LEIGH ON SEA, ESSEX SS9 3PU

Hip to gable roof extension, demolish existing garage to side, erect part single/ part two storey side extension, install dormer with Juliette balcony to rear and alter elevations (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as minimal changes have been made to the original application.

The proposed development by reason of its siting, bulk, scale and location on the western boundary would give rise to a material loss of outlook and be dominant and overbearing to the neighbouring properties to the detriment of their residential amenities. This is contrary to policy DM1 of the development management document.

177. LOS/18/0414 SOS/18/02156/FUL **(THAMES WARD)**
27 LEIGH GARDENS, LEIGH ON SEA, ESSEX SS9 2PX

Erect single storey side extension and single storey rear extension install decking to rear. Erect outbuilding for use as office/studio at rear

The application was discussed by the Committee and **RESOLVED TO OBJECT** as this is an overdevelopment of the plot and contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents

There was also some concerns as to what sort of studio would be erected to the rear and whether it would cause any additional parking stress in an area already suffering.

178. LOS/18/0415 SOS/18/02256/FULH **(ELMS WARD)**
DONNY BROOK 24 STATION ROAD LEIGH ON SEA, ESSEX SS9 1SU

Demolish existing bungalow and erect a pair of semi-detached dwelling-houses, layout parking to front and install vehicular accesses onto Station Road

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the design is incongruous to the street scene and overly dominant.

The design quality will not add to the overall quality of the area and respect the character of the site, its local context and surrounding in terms of its architectural approach, height, scale, materials and landscape setting. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. It is therefore contrary to Policy DM1.

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

- LOS/18/0405 SOS/18//02232/FULH **(THAMES WARD)**
20 COTTESMORE GARDENS, LEIGH ONSEA, ESSEX SS9 2TG
Erect single storey rear extension and install raised patio to rear
- LOS/18/0407 SOS/18/02225/FULH **(HIGHLANDS WARD)**
1 WARREN ROAD, LEIGH ON SEA, ESSEX SS9 1AU
Raise and alter roof to existing garage
- LOS/18/0409 SOS/18/02238/FULH **(BONCHURCH WARD)**
26 EASTWOOD ROAD, LEIGH ON SEA, ESSEX SS9 3AB
Hip to gable roof extension, erect part single/part two storey side extension, single storey rear extension and convert garage into habitable accommodation
- LOS/18/0411 SOS/18/02144/BC4 **(ST. CLEMENT'S WARD)**
LEIGH CLIFF, RAILWAY AND LAND SOUTH OF CLIFF PARADE LEIGH ON SEA, ESSEX SS9 1BD
Replace existing fresh water pipe with a 63mm duct enclosing a 32mm pipe

