



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk www.leighonseatowncouncil.gov.uk



Chairman: Cllr Jill Healey
Vice-Chairman: Cllr Vivien Rosier
Town Clerk: Helen Symmons PLSCC

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 26th NOVEMBER 2019
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Doug Cracknell, Paul Gilson, Caroline Parker and Vivien Rosier

In Attendance: Abbie Cotterell (Assistant Town Clerk) and 2 members of the public

The meeting opened at 7.30pm

101. APOLOGIES FOR ABSENCE

Vinice Cowell, Anita Forde and Damian O'Boyle

102. DECLARATION OF MEMBERS' INTERESTS

There were none

103. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 5th November 2019 were agreed and signed.

104. HIGHWAYS – HADLEIGH ROAD AREA

The Committee discussed the proposal in great depth taking into account the objections raised by 2 members of public that wished to speak on the matter. Whilst the Committee felt that there is a need for traffic calming measures in Hadleigh Road this proposal was considered excessive. They **RESOLVED TO OBJECT TO THE NUMBER OF SPEED CUSHIONS/BUMPS PROPOSED** for the following reasons: Hadleigh Road is a distributor road and so is considered unsuitable for the large number of speed bumps/cushions proposed. If the number of speed cushions and bumps were reduced the Committee felt they could have looked at it more favourably. As it stands it was felt that the number of speed cushions/bumps would be damaging to the environment causing more pollution to accelerate after these obstacles, important to consider for a bus route and distributor road for larger vehicles.

However, the Committee had **NO OBJECTIONS TO THE PROPOSED ZEBRA CROSSING** on a raised table and felt that this was essential outside the school for safety reasons.

2 members of the public left the meeting.

PLANNING SECTION 1

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

105. LOS/19/0348 SOS/19/01901/FUL **(ST CLEMENTS)**
24 – 30 RECTORY GROVE, LEIGH-ON-SEA, ESSEX, SS9 2HE
Change of use from Retail units (Class A1) to Gymnasium (Class D2), Alter elevations

The application was discussed by the Committee and **RESOLVED NO OBJECTION**.

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.

106. LOS/19/0348 SOS/19/01901/FUL **(ST CLEMENTS)**
24 – 30 RECTORY GROVE, LEIGH-ON-SEA, ESSEX, SS9 2HE
Change of use from Retail units (Class A1) to Gymnasium (Class D2), Alter elevations

The application was discussed by the Committee and **RESOLVED NO OBJECTION**.

107. LOS/19/0352 SOS/19/02005/FUL **(ST CLEMENTS)**
88 PALL MALL, LEIGH-ON-SEA, ESSEX, SS9 1RG
Erect Three-Storey building comprising of six self-contained flats with associated off-street car parking, refuse/cycle stores.

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The Town Council considers the naturally occurring gaps between buildings to be an important part of the street scene. A further large three storey building filling in this location will contribute to the sensation of being hemmed in and a general overdevelopment, which is contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents, as it will give a sense of enclosure and it will harm the character and appearance of the wider area.

108. LOS/19/0354 SOS/19/02036/FUL **(HIGHLANDS)**
228 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, ESSEX, SS9 3QY
Erect single storey side extension, erect first floor extension to form two storey dwelling house with habitable accommodation in roof, Juliette balcony to rear and alter elevations.

Leigh Town Council **RESOLVED TO OBJECT** to the application as the proposed overly strident contemporary design remains incongruous to the street scene and fails to pay sufficient respect for the character and appearance of the avenue of houses built of similar styles from the 1930's.

The design quality will not add to the overall quality of the area and does not 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.

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

- a) LOS/19/0344 SOS/19/01865/FULH **(ELMS WARD)**
4 MARINE AVENUE, LEIGH ON SEA, ESSEX SS9 2JE
Erect single storey rear extension, install juliette balcony to existing dormer to rear and alter elevations (Amended Proposal)
- b) LOS/19/0345 SOS/19/01865/FULH **(HIGHLANDS WARD)**
35 BRAEMAR CRESCENT, LEIGH ON SEA, ESSEX, SS9 3RL
Erect single storey side and rear extensions

- c) LOS/19/0346 SOS/19/01103/OUTM **(ELMS WARD)**
986 – 1000 LONDON ROAD, LEIGH ON SEA, ESSEX, SS9 3NE
Demolish existing building, erect part 3 / part 4 storey building comprising of 14 self-contained flats, 2 commercial units at ground floor, layout parking, refuse and cycle stores, install vehicular access onto Leighton Avenue.
- d) LOS/19/0347 SOS/19/01890/FUL **(ST CLEMENTS)**
119 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1PG
Change of use from shop (Class A1) to restaurant/café (Class A3)
- e) LOS/19/0349 SOS/19/02009/FULH **(ST CLEMENTS)**
7 ALEXANDRA ROAD, LEIGH-ON-SEA, ESSEX, SS9 1QD
Erect single storey rear extension, side extension and alter side elevation.
- f) LOS/19/0350 SOS/19/01984/AMDT **(HERSCHELL)**
1307 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2AD
Minor changes to elevation (removal of flank windows and glazing to staircase elevation) and lay out changes to ground floor flats for compliance with building regulations.
- g) LOS/19/0351 SOS/19/02035/FULH **(HIGHLANDS)**
3 ABERDEEN GARDENS, LEIGH-ON-SEA, ESSEX, SS9 3RH
Erect single storey rear extension.
- h) LOS/19/0353 SOS/19/01656/FUL **(LEIGH ROAD)**
834 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 3NH
Erect additional storey to form additional gym space, erect porch extension to front, install recessed balcony to roof to front, alter elevations.
- i) LOS/19/0355 SOS/19/02038/FULH **(HERSCHELL)**
4 LEIGH PARK CLOSE, LEIGH-ON-SEA, ESSEX, SS9 2LS
Erect hip to gable roof extensions, dormer with Juliette balcony to rear, erect part single/part two storey side extension, single storey side and rear extension and first floor front extension alter elevations.
110. The Committee noted all other items on the agenda
111. PLANNING & HIGHWAYS PDG
- The Committee discussed the possibility of a PDG and what the preferred outcome of a meeting would be. At this time it was felt that a PDG would not be necessary.

The meeting closed at 8.40 pm