



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 7th JANUARY 2020
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Abbie Cotterell (Assistant Town Clerk) and 6 members of the public

The meeting opened at 7.30pm

120. APOLOGIES FOR ABSENCE

Cllrs: Vinice Cowell and Paul Gilson

121. DECLARATION OF MEMBERS' INTERESTS

There were none

122. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 10th December 2019 were agreed and signed.

PLANNING SECTION 1

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

123. LOS/19/0394 SOS/19/02289/FUL **(HIGHLANDS)**
DEVELOPMENT LAND UNDERWOOD SQUARE, LEIGH-ON-SEA, ESSEX, SS9 3PB
Erect 4 NO. two storey semi-detached dwelling houses with associated landscaping and amenities, layout parking to front and vehicular accesses on to underwood square (Amended Proposal)

Cllr Caroline Parker joined the meeting

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposal would, by reason of its design, size, bulk, mass, siting and layout, represent 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. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Policies 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).

Additionally one of the proposed parking goes against the Southend Borough Council Design & Townscape guide section four 159 and 166. Parallel parking on the frontage will have a significant detrimental impact on the street scene. The design of the parking is therefore considered to be detrimental to the character of the site and wider area and is indicative that too much development is proposed on the site, creating this cramped setting to the frontage.

Section 13 (Foul Sewage) on the planning application is of concern. There is no mention as to how the foul water would be disposed of. The Council need assurances that the infrastructure will be able to cope with the high volumes of waste/foul water from 2 x 4 bedroomed houses and 2 x 3 bedroom house on land where previously only 1 house existed. This would have a detrimental effect on the surrounding homes and Leigh Town Council would like the assurance that the application complies with policy DM2 of the Southend-on-Sea Development Management document (2015).

2 members of the public left the meeting

124. LOS/19/0390 SOS/19/02248/FULH (ELMS WARD)
4 LYMINGTON AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2AU
Erect first floor rear extension, alter elevations.

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposal is an intimidating and bulky extension for what was originally a small cottage. In addition it would cause a loss of light to number 6 Lymington Avenue. Therefore this proposal 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.

4 members of the 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.

125. LOS/19/0386 SOS/19/02226/FULH (BONCHURCH WARD)
39 TANKERVILLE DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3DE
Erect single storey rear extension, form terrace at first floor rear with glass balustrade, alter elevations.

The application was discussed by the Committee and **RESOLVED TO OBJECT** to the application as the proposed development would be an overdevelopment of the existing property and contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents. The proposal is also in contravention of policy DM1, in that the design quality does not protect the rear neighbours and surrounding area having regard to visual enclosure, daylight and sunlight.

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

- a) LOS/19/0374 SOS/19/02119/FULH (ST CLEMENTS WARD)
2 NORTH STREET, LEIGH-ON-SEA, ESSEX, SS9 1QE
Erect single storey rear extension and alter elevations.
- b) LOS/19/0375 SOS/19/02122/FULH (HIGHLANDS WARD)
35 BRAEMAR CRESCENT, LEIGH-ON-SEA, ESSEX SS9 3RL
Erect part single/part two storey rear extension, erect single storey side extension, install dormer to side and alter elevations.
- c) LOS/19/0376 SOS/19/02140/FULH (LEIGH ROAD WARD)
24 LEIGH CLIFF ROAD, LEIGH-ON-SEA, ESSEX, SS9 1DJ
Install balcony to rear dormer with glass balustrade and privacy screen, alter elevations (Amended)

- d) LOS/19/0377 SOS/19/02171/FULH **(ELMS WARD)**
[77 STATION ROAD, LEIGH-ON-SEA, ESSEX, SS9 1ST](#)
 Erect part single/part two storey rear extension, install canopy to front and side and alter elevations.
- e) LOS/19/0378 SOS/19/02178/FULH **(LEIGH ROAD WARD)**
[112 UNDERCLIFF GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1ED](#)
 Part demolish existing garage, erect single storey front extension, single storey front and side extension, first floor extension, install replacement glass balustrade to first floor, layout parking and alter elevations.
- f) LOS/19/0379 SOS/19/02179/FULH **(LEIGH ROAD WARD)**
[112 UNDERCLIFF GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1ED](#)
 Part demolish existing garage, erect single storey front extension, single storey front and side extension, install replacement glass balustrade to first floor, layout parking and alter elevations.
- g) LOS/19/0380 SOS/19/02182/FULH **(HIGHLANDS WARD)**
[15 ADALIA CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 3SN](#)
 Erect single storey rear extension.
- h) LOS/19/0381 SOS/19/02191/FULH **(ELMS WARD)**
[112 SOUTHSEA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2BJ](#)
 Erect single storey rear extension.
- i) LOS/19/0382 SOS/19/01984/AMDT **(BONCHURCH WARD)**
[1307 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2AD](#)
 Application to vary condition 02 (Approved Plans) - Minor changes to elevations (removal of flank windows and glazing to staircase elevation) and lay out changes to ground floor flats for compliance with building regulations M4(3) and conditions 09, 11, 12 and 22 to change approved commercial units use from A2 use to A1 use (minor material amendment of planning permission 16/01780/FULM dated 13.07.2017) (Amended Proposal)
- j) LOS/19/0383 SOS/19/02198/FULH **(HIGHLANDS WARD)**
[43 BAILEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 3PJ](#)
 Erect first floor rear extension, enlarge dormers to side elevations, alter elevations.
- k) LOS/19/0384 SOS/19/01711/FUL **(ST CLEMENTS WARD)**
[SPICER MCCOLL 94 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1AB](#)
 Install new shopfront, replace windows to front elevation.
- l) LOS/19/0385 SOS/19/02233/FULH **(THAMES WARD)**
[8 DYNEVOR GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2RG](#)
 Hip to gable roof extensions, convert garage into habitable accommodation, erect single storey rear extension, dormer to rear with Juliette balcony, alter elevations.
- m) LOS/19/0387 SOS/19/02227/FULH **(HIGHLANDS WARD)**
[40 WALKER DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3QR](#)
 Erect single storey rear extension and two-story side extension.
- n) LOS/19/0388 SOS/19/02228/FULH **(ELMS WARD)**
[11 LYMINGTON AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2AU](#)
 Erect single storey side extension.
- o) LOS/19/0389 SOS/19/02204/FUL **(ELMS WARD)**
[LAND AT 93 95 99 101 STATION ROAD AND 1094 – 1096, LONDON ROAD, LEIGH-ON-SEA, ESSEX](#)
 Demolish 93, 95 and 97 Station Road, erect two storey building comprising of two commercial units at ground floor and one self-contained flat at first floor, layout parking, bin and cycle stores.

- p) LOS/19/0391 SOS/19/02276/FULH **(THAMES WARD)**
[241 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2QX](#)
 Erect single storey side extension
- q) LOS/19/0392 SOS/19/02285/FULH **(THAMES WARD)**
[251 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2QX](#)
 Erect hipped to gable roof extension with dormer to rear and rooflights to front and extend existing vehicular access onto western road.
- r) LOS/19/0393 SOS/19/02273/FULH **(HIGHLANDS WARD)**
[148 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, ESSEX, SS9 3QP](#)
 Erect conservatory to rear.
- s) LOS/19/0395 SOS/19/02203/FULH **(BONCHURCH WARD)**
[31 FLEMING AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3AN](#)
 Erect single storey rear extension.
- t) LOS/19/0396 SOS/19/02313/FUL **(THAMES WARD)**
[1386 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2UJ](#)
 Erect single storey rear extension with access ramp.
- u) LOS/19/0397 SOS/19/02309/FULH **(ELMS WARD)**
[57 LEIGHVILLE GROVE, LEIGH-ON-SEA, ESSEX, SS9 2HU](#)
 Erect single storey rear extension.
- v) LOS/19/0398 SOS/19/02252/FULH **(ST CLEMENTS WARD)**
[6 NEW ROAD, LEIGH-ON-SEA, ESSEX, SS9 2EA](#)
 Replace existing UPVC windows with timber sash windows to front elevation (Amended Proposal)
- w) LOS/19/0399 SOS/19/02329/FUL **(HERSCHELL WARD)**
[8A SALISBURY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2JX](#)
 Demolish existing outbuilding and garages, erect 2 double garages to rear.
- x) LOS/19/0400 SOS/19/02319/FULH **(LEIGH ROAD WARD)**
[11 VICTOR DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1PP](#)
 Erect single storey rear extension with patio to rear, form loft conversion, install rooflights to front and rear, replace railings to front, alter elevations.
- y) LOS/19/0401 SOS/19/02261/TPO **(HERSCHELL WARD)**
[THE GABLES 125 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX](#)
 Fell poplar tree to front boundary (Application for works to a tree covered by a tree preservation order)
- z) LOS/19/0402 SOS/19/02298/FUL **(ST. CLEMENTS WARD)**
[THE CROOKED BILLET 51 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EP](#)
 Extend existing bin store, install amenity boards to fence, replace existing store to rear yard and erect new canvas canopies to external seating area.
- aa) LOS/20/0001 SOS/19/02300/LBC **(ST CLEMENTS WARD)**
[THE CROOKED BILLET, 51 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EP](#)
 Extend existing bin store, install amenity boards to fence, replace existing store to rear yard and erect new canvas canopies to external seating area, form new bar servery to store room, install new freestanding walk-in bottle store, form new coffee station to glasswash, relocate kitchen door (Listed Building Consent)
- bb) LOS/20/0002 SOS/19/02341/FULH **(LEIGH ROAD WARD)**
[33 WOODFIELD GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1EW](#)
 Erect single storey rear and side extension, install dormer to rear to form habitable accommodation in the roof space and install juliette balconies to first floor rear.

- cc) LOS/20/0003 SOS/19/02358/FULH **(HERSCHELL WARD)**
14 PERCY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LA
Erect replacement first floor extension to existing dwelling house, single storey flat roof extension incorporating garage to side and alter elevations.
- dd) LOS/20/0004 SOS/19/02336/FUL **(HERSCHELL WARD)**
76A HERSCHELL ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PU
Form hipped to gable roof extension with rooflights to front and back to create habitable accommodation in the roof space, erect detached garage to rear and layout shared amenity space.
- ee) LOS/20/0005 SOS/19/02353/FULH **(HIGHLANDS WARD)**
23 BAILEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 3PJ
Erect part two/part single storey rear extension.
- ff) LOS/20/0006 SOS/19/02299/ADV **(ST. CLEMENTS WARD)**
THE CROOKED BILLET 51 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EP
Install 4 No. amenity boards to garden fence.

127. The Committee noted all other items on the agenda

The meeting closed at 8.08 pm