Leigh-on-Sea Town Council

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Chairman: Cllr Doug Cracknell | **Vice Chairman:** Cllr Keith Evans
Town Clerk: Helen Symmons *PSLCC*

LOCAL COUNCIL AWARD SCHEME QUALITY GOLD
LOCAL COUNCIL AWARD SCHEME QUALITY
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MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 8th MARCH 2022
HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Vinice Cowell, Doug Cracknell, Alan Hart and James Preston

Absent: Cllrs: David Bowry, Keith Evans, Paul Gilson and Emma Mills

In attendance: Helen Symmons (Town Clerk), Ingmar Lindberg-Jones (Admin Assistant) and one member of the public

The meeting opened at 7.30pm

42. APOLOGIES FOR ABSENCE

Cllrs David Bowry, Keith Evans, Paul Gilson and Emma Mills

43. DECLARATION OF MEMBERS' INTERESTS

None

44. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 15th February 2022 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

45. PUBLIC REPRESENTATIONS

PLANNING SECTION 1

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

LOS/22/0055 SOS/22/00152/NDDBF (THAMES WARD)
COMPTON COURT 80 CANVEY ROAD LEIGH-ON-SEA, SS9 2NN
Erect one storey extension to form a fourth floor comprising of three self-contained flats (Prior Approval)

The Town Clerk read out two objection letters and the member of public present spoke on the application. Following discussion, the Committee **RESOLVED TO OBJECT** as by reason of its design, size, bulk and mass the application does not protect the amenity of the site, immediate neighbours, and surrounding area, with regard to privacy, overlooking, outlook and amenity to the rear. The addition of a further storey will also have a detrimental affect on the street scene and character of the wider area. 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).

Signed/Intialled Dated

46. LICENSING APPLICATIONS

22/00048/LAPREM
NANA PITA, 1129 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 3JJ
Application for a new premises licence to supply Alcohol for the consumption On and Off the premises, to include delivery and takeaway.
Monday to Thursday 10:30hrs to 22:00hrs
Friday to Saturday 10:30hrs to 23:00hrs
Sunday 11:00hrs to 21:00hrs

Following discussion, the Committee **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.

47. LOS/22/0034 SOS/22/00209/FULH **(ST CLEMENTS WARD)**
10 HILLSIDE ROAD, LEIGH-ON-SEA, ESSEX, SS9 2DT
Demolish existing south brick flank wall and replace with rendered flank wall on new footings, demolish existing outside wc and erect single storey rear extension, remove eastern chimney and rebuild western chimney, alter side and rear elevations including new bi fold doors and replacement of rear windows with aluminium sash windows.

Following discussion, the Committee **RESOLVED NO OBJECTION**

48. LOS/22/0038 SOS/22/00196/FUL **(ST CLEMENTS WARD)**
66A BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1AE
Erect dormer to rear with juliette balcony to form habitable accommodation in the loftspace and alter elevations.

Following discussion, the Committee **RESOLVED TO OBJECT** as the proposed dormer extension given its size, scale, bulk, mass and design would fail to respect the style and character of the host building, the terrace in which it is set and the wider townscape and would appear incongruous, prominent and visually dominant to the significant detriment of the appearance of the building, the terrace of which it forms part and the wider townscape. The proposal would be significantly detrimental to visual amenity in the area and would detract from the character, appearance and setting of the Leigh Cliff Conservation Area. No other properties in that row have roof lights to the front. Whilst the harm to the Conservation Area would be less than substantial, this harm is not outweighed by any public benefits. This is unacceptable and contrary to the National Planning Policy Framework (2021), National Design Guide (2021), Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) policies DM1, DM3 and DM5 and the advice contained with the Design and Townscape Guide (2009)

49. LOS/22/0040 SOS/22/00236/FULH **(ST CLEMENTS WARD)**
11B NEW ROAD, LEIGH-ON-SEA, ESSEX, SS9 2EA
Replace existing wooden sash windows with upvc windows to all elevations (retrospective)

The application was discussed by the Committee and it was **RESOLVED TO OBJECT**. This property is in a conservation area and whilst the plans submitted were of not great detail, the Committee deemed that UPVC was not an acceptable material to use and as a minimum powder coated aluminium should be the preferred choice.

50. LOS/22/0042 SOS/22/00233/FULH **(THAMES WARD)**
35 HARLEY STREET, LEIGH-ON-SEA, ESSEX, SS9 2NJ

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Erect roof extension and convert loft in to habitable accommodation with dormer and juliet balcony to rear, install rooflights and alterations to elevations.

Following discussion, the Committee **RESOLVED NO OBJECTION**

51. LOS/22/0044 SOS/21/02118/FULH **(ST CLEMENTS WARD)**
67 LEIGH HILL, LEIGH-ON-SEA, ESSEX, SS9 2DH
Form parking space to front with retaining wall and form new vehicle crossover onto leigh hill.

Following discussion, the Committee **RESOLVED NO OBJECTION**

52. LOS/22/0047 SOS/22/00289/FUL **(ST CLEMENTS WARD)**
43A BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1PA
Erect first floor rear extension, install dormer to rear to form habitable accommodation in loftspace (amended proposal)

Following discussion, the Committee **RESOLVED NO OBJECTION**

Member of Public left meeting

53. LOS/22/0048 SOS/22/00254/FULH **(THAMES WARD)**
32 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN
Replace existing single glazed windows to front with double glazed aluminium units.

Following discussion, the Committee **RESOLVED NO OBJECTION**

54. LOS/22/0051 SOS/22/00429/FULH **(HIGHLANDS WARD)**
35 EDINBURGH AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3SF
Hip to gable roof extension with dormer to rear to form habitable accommodation in the loftspace, convert existing garage into habitable accommodation and erect single storey detached outbuilding to rear.

Following discussion, the Committee **RESOLVED NO OBJECTION**

55. LOS/22/0053 SOS/22/00367/FUL **(ST CLEMENTS WARD)**
RESTAURANT 56 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1AG
Extend existing outbuildings to rear (retrospective) (amended proposal)

Following discussion, the Committee **RESOLVED TO OBJECT** as the extension was built for additional storage space during covid. Due to covid the hospitality industry was closed for most of that period and the council can see no need to have the additional storage now. It is a poorly designed addition with materials used that suggest it was a temporary addition. This substantiates the applicant's reason for it being built in the first place and therefore the structure is no longer relevant.

In addition, there has been no alteration to the respective ground levels which was the subject of the previous refusal by the planning authority. Additionally, we are at a loss to understand why the drawings indicate that the structure is further away from the fence when it is a retrospective application and therefore already built. This is unacceptable and contrary to the National Planning Policy Framework (2021), Southend Core Strategy (2007) policies KP2 and CP4, Southend Development Management Document (2015) policies DM1 and DM3 and the advice contained with the Southend Design and Townscape Guide (2009).

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

- LOS/22/0033 SOS/22/00195/AD **(ST CLEMENTS WARD)**
105A BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1PG
Application for approval of details pursuant to condition 03 (details of materials) of planning permission 21/02274/ful dated 07.01.2022

- LOS/22/0035 SOS/21/01852/FULH **(HERSCHELL WARD)**
22 THEOBALDS ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NE
Erect single storey rear extension, install patio to rear, alter elevations.

- LOS/22/0036 SOS/22/00176/FULH **(HIGHLANDS WARD)**

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162 HIGHLANDS BOULEVARD, LEIGH-ON-SEA ESSEX, SS9 3QP
Erect single storey rear extension, alter elevations.

- LOS/22/0039 SOS/22/00206/TPO **(ST CLEMENTS WARD)**
  1 CHURCH HILL, LEIGH-ON-SEA, ESSEX, SS9 2DE
  Reduce low level limb over road by up to 1m to one cedar tree (t1) to rear (application for works to trees covered by a tree preservation order)

- LOS/22/0041 SOS/22/00242/FULH **(HERSCHELL WARD)**
  178 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LP
  Erect single storey outbuilding in rear garden ancillary to main dwellinghouse.

- LOS/22/0043 SOS/22/00265/FULH **(ELMS WARD)**
  138 SOUTHSEA AVENUE, LEIGH-ON-SEA, ESSEX SS9 2BJ
  Erect single storey rear extension.

- LOS/22/0045 SOS/22/00062/FULH **(HERSCHELL WARD)**
  26 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2NA
  Erect single storey rear extension with roof lantern

- LOS/22/0046 SOS/22/00258/FULH **(ELMS WARD)**
  87 DAWLISH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1QS
  Erect pitch roof dormer to east elevation and porch to side (amended proposal)

- LOS/22/0049 SOS/21/02397/FUL **(ST CLEMENTS WARD)**
  99 RECTORY GROVE LEIGH-ON-SEA ESSEX SS9 2HW
  Change of ground floor use from newsagent to art gallery, studio and teaching space (use class; sui generis)

- LOS/22/0050 SOS/22/00460/FUL **(HIGHLANDS WARD)**
  1747 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2SW
  Change of use from retail unit (class e) to beauty salon and nail bar (class sui generis) (retrospective)

- LOS/22/0052 SOS/22/00425/FUL **(ST CLEMENTS WARD)**
  THE PETER BOAT INN 27 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EN
  Demolish existing outbuilding to west end of site, erect single storey front extension, install 3no. New victorian style lamp posts in outside seating area and install fixed timber posts with rope between to top of existing boundary walls on south and west elevations, extend existing
  Milboard decking to south elevation, form new limestone patio to west elevation, resurface and reconfigure existing parking spaces, erect new bin store to west end of site and extend existing vehicle crossover onto high street (amended proposal)

- LOS/22/0054 SOS/22/00399/TCA **(THAMES WARD)**
  2 RAY WALK, LEIGH-ON-SEA, ESSEX, SS9 2NP
  Crown reduce by approximately 1.5-2m one Japanese cherry tree in back garden, crown reduce in height by approximately 2m and width by 1.5m one Maple tree in rear garden (Application for works to trees in a Conservation Area)

- LOS/22/0056 SOS/22/00517/FULH **(THAMES WARD)**
  29 MEDWAY CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 2UX
  Extend existing garage to front and erect first floor side/rear extension (amended proposal)

- LOS/22/0057 SOS/22/00518/FULH **(THAMES WARD)**
  27 MEDWAY CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 2UX
  Erect first floor rear/side extension (amended proposal)

- LOS/22/0058 SOS/22/00532/FULH **(THAMES WARD)**
  10 HARLEY STREET, LEIGH-ON-SEA, ESSEX, SS9 2NJ
  Erect single storey rear extension and reconfigure porch to side.

The meeting closed at 8.45 pm

Signed/Intialled Dated