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 10th MAY 2022
HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: David Bowry, Doug Cracknell, Keith Evans, Paul Gilson

Absent: Cllrs: Vinice Cowell, Alan Hart, Emma Mills and James Preston

In attendance: Helen Symmons (Town Clerk) Ingmar Lindberg-Jones (Administrative Assistant) plus 6 members of the public.

The meeting opened at 7.30pm

73. APOLOGIES FOR ABSENCE

Cllrs Vinice Cowell, Alan Hart, Emma Mills and James Preston

74. DECLARATION OF MEMBERS' INTERESTS

None

75. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 29th March 2022 and 19th April 2022 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

76. PUBLIC REPRESENTATIONS

PLANNING SECTION 1

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

h) LOS/22/0101 SOS/22/00601/FULM **(HERSCHELL WARD)**
MEMORY HOUSE 6 - 9 MARINE PARADE LEIGH-ON-SEA ESSEX SS9 2NA
Demolish existing building and erect replacement Care home (class c2) comprising of 50 bed care Units with private amenity space, landscaped Frontage, refuse and cycle stores to rear, and Lay out parking at rear (amended proposal).

A member of the public spoke on behalf of those present regarding the application.

The Committee discussed the application and **RESOLVED TO OBJECT** as whilst the Committee recognised that the design had altered from that originally submitted and then withdrawn it was still considered overdevelopment of the site leading to a loss of amenity space for residents of the home. Additionally, the siting of the refuse storage would have an adverse effect on the residents at number 93 Hadleigh road, as it is positioned directly next to their property causing a disturbance with the smells the refuse storage will produce. There was not adequate provision made to accept deliveries without causing traffic and safety issues in the immediate vicinity as the car park will only have a single dropped curbed entrance. Additionally,

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for a Care home with 50 beds, 17 Car Parking spaces is an inadequate amount to have which will cause more on street parking on Hadleigh road which currently has parking issues already.

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).

6 Members of the Public left the Meeting

77. LICENSING APPLICATIONS

There were none

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.

78. LOS/22/0095 SOS/22/00789/FULH **(LEIGH ROAD WARD)**
13 SOMERVILLE GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1DD
Erect mansard roof extension to form loft conversion, two storey extension to south side, single storey extension to west side, first floor balcony to rear, alter elevations (amended proposal)

Following discussion, the Committee **RESOLVED TO OBJECT** as the proposed development by reason of its design, height, scale and bulk will appear as an overly dominant and incongruous addition that is out of keeping with and detrimental to the rear garden scene. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. Additionally, it would fail to integrate satisfactorily with the host dwelling as it is not subservient to the original property. It does not protect the amenity of the site for future occupiers and would have an adverse effect on the amenity of its immediate neighbours having regard to privacy and overlooking to those at No. 15. It is therefore contrary to Policy DM3 but also to Policy DM1.

79. LOS/22/0098 SOS/22/00804/FUL **(HERSCHELL WARD)**
46 THEOBALDS ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NE
Demolish existing garage on land adjacent to 46 theobalds road and erect detached bungalow with associated amenity space, parking, bin and cycle storage.

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposed extension does not protect the neighbouring properties in Western Road with regard to visual enclosure or outlook. Also, it will create a detrimental impact upon the living conditions and amenity of existing and future residents or neighbouring residents. Therefore, this application is in contravention of policies DM1 and DM3 of the Development Management Document (2015).

80. LOS/22/0099 SOS/22/00824/FULH (HIGHLANDS WARD)
17 EDINBURGH AVENUE LEIGH-ON-SEA ESSEX SS9 3SF
Hip to gable roof extension, dormer to rear with juliette balcony, rooflights to front, alter elevations.

Following discussion, the Committee **RESOLVED TO OBJECT.** The proposed Juliette Balcony in the dormer would afford far more extensive views of the neighbouring gardens, and it does not protect the amenity of the site, immediate neighbours, and surrounding area, resulting a loss of privacy for neighbours. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Polices KP2 and CP4 of the

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Southend-on-Sea Core strategy (2007), policy DM1 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

81. LOS/22/0105 SOS/22/00839/FUL (ST. CLEMENTS WARD)
BELTON LODGE 20 BELTON GARDENS LEIGH-ON-SEA ESSEX SS9 2RA
Erect part two/part three storey detached dwelling house with basement, layout parking and amenity space and relocate vehicle crossover onto Belton gardens.

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

82. LOS/22/0108 SOS/22/00881/FULH (ST. JAMES WARD)
46 MADEIRA AVENUE LEIGH-ON-SEA ESSEX SS9 3EB
Erect single storey side and rear extension, form roof extension with dormer to front and rear and alter elevations (amended proposal).

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposed development by reason of its size, scale and form will appear as an overly dominant and incongruous addition that is out of keeping with and detrimental to the character appearance of the original dwelling, rear garden scene and street scene in the immediate area. Additionally, it would fail to integrate satisfactorily with the host dwelling. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. The proposed rear extension and associated roof alteration, by reason of its height, position and significant projection beyond the rear of No 48 Madeira Avenue, would represent an obtrusive and overbearing feature resulting in an undue sense of enclosure, overshadowing and dominant impact for the rear garden area harmful to the amenity of its occupiers.

The proposal remains in contravention to the National Planning Policy Framework, Polices KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1, DM3 and DM6 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

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

- LOS/22/0094 SOS/22/00717/FULH **(BONCHURCH WARD)**
54 EASTWOOD ROAD, LEIGH-ON-SEA, ESSEX, SS9 3AB
Layout parking to front and form vehicle crossover onto Eastwood Road.

- LOS/22/0096 SOS/22/00805/FULH **(THAMES WARD)**
285 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2QU
Hip to gable roof extension, dormer to rear to form habitable accommodation in roofspace, rooflights to front, alter elevations (partretrospective)

- LOS/22/0097 SOS/22/00818/FULH **(ST. JAMES WARD)**
29 MADEIRA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3EA
Erect single storey rear extension.

- LOS/22/0100 SOS/22/00842/AMDT **(ST. CLEMENTS WARD)**
10 ASHLEIGH DRIVE LEIGH-ON-SEA ESSEX SS9 1AD
Application to vary condition 02 (approved plans) replace plan numbers ad-ch-01b and ad-ch-02 with plan numbers ad-ch-01c and ad-ch-02a - to include roof lantern in ground floor rear flat roof (minor material amendment of planning permission 21/01662/fulh dated 03.10.2021).

- LOS/22/0102 SOS/22/00034/FUL **(ST. CLEMENTS WARD)**
85 BROADWAY LEIGH-ON-SEA ESSEX SS9 1PN
Change of use of first floor from offices (class e) To self contained dwelling (class c3), erect first Floor rear extension and roof terrace, relocate External staircase to side.

- LOS/22/0103 SOS/22/00826/AMDT **(HIGHLANDS WARD)**
30 LIME AVENUE LEIGH-ON-SEA ESSEX SS9 3PA
Application to vary condition 02 (Approved Plans) - drawings amended to include a dormer to the rear elevation - new plan numbers P1002A,

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P1003A,P1004F,P1005A,P1006A,P1007A,P1008A,P1009,P1010A (Minor Material Amendment of planning application 22/00090/FUL dated 22/03/2022)

- LOS/22/0104 SOS/22/00849/AD **(ST. CLEMENTS WARD)**
  2B OAKLEIGH PARK DRIVE LEIGH-ON-SEA ESSEX SS9 1RP
  Application for approval of details pursuant to Conditions 04 (details of external lighting) and 11 (scheme of noise mitigation) of planning permission 18/01295/ful dated 19.09.2018 (retrospective).

- LOS/22/0106 SOS/22/00855/FULH **(THAMES WARD)**
  24 THAMES DRIVE LEIGH-ON-SEA ESSEX SS9 2XD
  Erect single storey side/rear extension.

- LOS/22/0107 SOS/22/00892/FULH **(HIGHLANDS WARD)**
  42 SUTHERLAND BOULEVARD LEIGH-ON-SEA ESSEX SS9 3PS
  Erect single storey side and rear extensions, alter elevations.

- LOS/22/0109 SOS/22/00896/FULH **(LEIGH ROAD WARD)**
  46 HILLSIDE CRESCENT LEIGH-ON-SEA ESSEX SS9 1EP
  Erect gable roof extension to rear with inset balcony, dormer to side to form habitable accommodation in roofspace, erect single storey side and rear extension, alter elevations (amended proposal).

- LOS/22/0110 SOS/22/00915/FULH **(LEIGH ROAD WARD)**
  76 LEIGH CLIFF ROAD LEIGH-ON-SEA ESSEX SS9 1DN
  Extend roof to rear to form enclosed balcony and install dormer to front to form habitable accommodation in the loftspace.

- LOS/22/0111 SOS/22/00191/FUL **(THAMES WARD)**
  1514C LONDON ROAD LEIGH-ON-SEA ESSEX SS9 2UR
  Alterations to roof to form habitable accommodation in the loftspace and install bi-fold doors for access to existing roof terrace to rear.

- LOS/22/0112 SOS/22/00955/FULH **(THAMES WARD)**
  130 MARINE PARADE LEIGH-ON-SEA ESSEX SS9 2RF
  Erect part single/part two storey side extension, single storey extension to rear with sloping roof and alter elevations.

- LOS/22/0113 SOS/22/00847/AD **(HIGHLANDS WARD)**
  30 LIME AVENUE LEIGH-ON-SEA ESSEX, LEIGH-ON-SEA, ESSEX, SS9 3PA
  Application for approval of details pursuant to condition 04 (details of hard and soft landscaping), 05 (details of materials), 08(details of refuse/recycling storage) and condition 09 (details of cycle storage) of planning permission 22/00090/FUL dated 22.03.2022

- LOS/22/0114 SOS/21/02240/AD **(HERSCHELL WARD)**
  1 WIRRELL COURT SALISBURY ROAD LEIGH-ON-SEA, ESSEX, SS9 2JZ
  Approval of details pursuant to condition 05 (details of external materials) of planning application 21/01162/FUL dated 25.10.2021

- LOS/22/0115 SOS/22/00926/TPO **(HERSCHELL WARD)**
  OAK LODGE SALISBURY ROAD LEIGH-ON-SEA, ESSEX, SS9 2JZ
  Reduce crown by 2-2.5m and crown thing by 10% one Oak Tree to rear (Work to Trees covered by a Tree Preservation Order)

- LOS/22/0116 SOS/22/00933/FULH **(ELMS WARD)**
  117 SOUTHSEA AVENUE LEIGH-ON-SEA ESSEX, SS9 2BH
  Erect single storey side extension with glazed roof.

The meeting closed at 8.37 pm

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