



Leigh-on-Sea Town Council

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Chairman: Cllr Keith Evans | **Vice Chairman:** Cllr Dr. David Bowry

Town Clerk: Helen Symmons PSLCC



MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 25th APRIL 2023
HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Dr. David Bowry, Vinice Cowell, Doug Cracknell, Keith Evans, Paul Gilson, Emma Mills, James Preston and Rory Windass

Absent: Cllrs: Anita Forde

In attendance: No officer was present due to sickness. Cllr Evans took notes to enable the minutes to be written by an officer following the meeting.

The meeting opened at 7.30pm

1. APOLOGIES FOR ABSENCE

Cllr Anita Forde

2. DECLARATION OF MEMBERS' INTERESTS

None

3. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 4th April 2023 were **AGREED** following an amendment that Cllr Bernard Arscott was also in attendance and were signed by the Chairman.

4. PUBLIC REPRESENTATIONS

PLANNING SECTION 1

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

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.**

Signed/Intialled

Dated

- a) LOS/23/0090 SOS/23/00444/FULH **(THAMES WARD)**
15 DYNEVOR GARDENS LEIGH-ON-SEA ESSEX SS9 2RG
Erect two storey front, part single/part two storey side and two storey rear extensions, single storey to front extension, and alterations to elevations (amended proposal)

The Committee discussed the application and **RESOLVED TO OBJECT**. The proposed extensions would by reason of its size, scale and form 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. The application is therefore contrary to DM1 and DM3 of the Southend Development Management Document (2015).

- b) LOS/23/0091 SOS/23/00184/FUL **(HERSCHELL WARD)**
33 BURNHAM ROAD LEIGH-ON-SEA ESSEX SS9 2JU
Change use of existing detached outbuilding at rear for use as commercial gym (retrospective)

Following discussion, the Committee **RESOLVED TO OBJECT** to the application as the proposal is of an overbearing nature to the detriment of the public visual amenity. This proposal does not add to the overall quality of the area or respect the character of the site, neighbouring properties and surroundings. Therefore, this application is in contravention of policies DM1 of the Development Management Document (2015).

- c) LOS/23/0092 SOS/23/00462/FULH **(HERSCHELL WARD)**
138 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2LZ
Demolish existing detached garage and erect garage with mezzanine level gym incorporating single storey link to dwellinghouse (amended proposal)

The Committee discussed the application and **RESOLVED TO OBJECT**. The proposed two storey detached double garage would, by reason of its size, design, scale and siting not appear subservient to, nor would it integrate satisfactorily with, the existing dwelling and given its siting, would result in an incongruous and overly prominent form of development materially out of character with and harmful to the character and appearance of the site, the street scene and wider surrounding area. Its location along the rear boundary of No. 57 Salisbury Road would appear overly dominant and oppressive addition resulting in an unacceptable sense of enclosure and loss of outlook significantly harmful to the amenity of the neighbouring occupiers. This would be unacceptable and contrary to the National Planning Policy Framework (2021), Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1 and DM3 of the Development Management Document (2015) and guidance contained within the Design and Townscape Guide (2009).

- g) LOS/23/0096 SOS/23/00535/FUL **(THAMES WARD)**
70A CANVEY ROAD LEIGH-ON-SEA ESSEX SS9 2PA
Relocate external door to rear with balcony/balustrade and spiral staircase to first floor flat

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

- i) LOS/23/0098 SOS/23/00539/FULH **(BONCHURCH WARD)**
246 MANCHESTER DRIVE LEIGH-ON-SEA ESSEX SS9 3ES
Erect two storey rear extension with balcony to rear at first floor level, dormers to sides and alter side elevation

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposed dormer is an over development of the site due to the height, scale and bulk of the proposed application. It will have an adverse effect on the rear garden scene and does not protect the amenity of the neighbours to the rear and sides with regards to outlook and overlooking. The application is therefore contrary to DM1 and DM3 of the Southend Development Management Document (2015).

- j) LOS/23/0099 SOS/23/00464/FUL **(ST CLEMENTS WARD)**
KINGSLEY HOUSE 22 - 24 ELM ROAD LEIGH-ON-SEA, ESSEX, SS9 1SN
Erect first floor rear extension with external access staircase to side and rear.

Following discussion, the Committee **RESOLVED TO OBJECT** by reason of its design, size, bulk and mass. The addition of a further storey will have a detrimental effect and would result in an incongruous and overly prominent form of development materially out of character with and harmful to the character and appearance of the site, the street scene and wider surrounding area. There is also concern with parking as no additional

Erect first floor side extension

- k) LOS/23/0100 SOS/23/00480/FUL **(ELMS WARD)**
[**124 OAKLEIGH PARK DRIVE LEIGH-ON-SEA ESSEX, SS9 1RU**](#)
Layout parking to front and form vehicle crossover onto Oakleigh Park Drive

- n) LOS/23/0103 SOS/23/00527/FULH **(ELMS WARD)**
[**73 SOUTHSEA AVENUE LEIGH-ON-SEA ESSEX, SS9 2BJ**](#)
Erect single storey rear/side extension

- o) LOS/23/0104 SOS/23/00601/FULH **(ELMS WARD)**
[**77 OAKLEIGH PARK DRIVE LEIGH-ON-SEA ESSEX SS9 1RR**](#)
Erect single storey rear extension

The meeting closed at: 8:37pm