



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 Bernard Arscott | **Vice Chairman:** Cllr Sandra

McCurdy

Town Clerk: Helen Symmons PSLCC



MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 16th JANUARY 2024
HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Bernard Arscott, Murat Agdeve, Jonathan Garston (Chairman), Paul Gilson and Alan Hart,

Absent: Cllrs Rosemary Arscott, Carol Lambert, Sandra McCurdy, Craig Watt

In attendance: Ingmar Lindberg-Jones (Admin Assistant), Cllr Carole Mulroney, 1 Member of Public

The meeting opened at 6.30pm

55. APOLOGIES FOR ABSENCE

Cllrs Rosemary Arscott, Carol Lambert, Sandra McCurdy, Craig Watt

56. DECLARATION OF MEMBERS' INTERESTS

Cllr Mulroney declared non-pecuniary interests in any agenda item where Southend City Council are mentioned in her capacity as City Councillor.

Cllr Mulroney declared a non-pecuniary interest in agenda item c) 27 Hadleigh Road

Cllr Garston declared a non-pecuniary interest where Southend City Council are mentioned, his father being a City Councillor.

Cllr Arscott declared a non-pecuniary interest in agenda item k) 15 The Terrace

57. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 12th December 2023 were **AGREED** and were signed by the Chairman.

58. PUBLIC REPRESENTATIONS

None

59. LICENSING APPLICATIONS

PLANNING SECTION 1

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

n) LOS/24/0014

SOS/23/01810/FULH

(HERSCHELL WARD)

[138 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2LZ](#)

Signed/Intialled

Dated

Demolish existing detached garage, erect garage with mezzanine floor and basement level storage space, erect single storey link to dwellinghouse (amended proposal)

The Committee discussed the application and **RESOLVED TO OBJECT**. The proposed garage, 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.

It's location along the rear boundary of No. 57 Salisbury Road and No. 140 Hadleigh 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. In addition, the construction of a basement would have a huge impact on neighbouring properties, in regards to noise level as well as concerns of damage to the neighbouring properties. 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).

The council recognises that conditional permission was granted for the previous application however the council have concerns that as this is now a three-storey development and ask that if this application is granted that the same conditions are kept from the previous application.

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.

- a) LOS/24/0001 SOS/23/01936/FULH **(HERSCHELL WARD)**
38 MARINE PARADE LEIGH-ON-SEA ESSEX SS9 2NB
Hip to gable roof extension with dormer to rear to form habitable accommodation in the loftspace, install Juliette balconies to front and rear and bifold doors to ground floor rear

Following discussion, the Committee **RESOLVED NO OBJECTION**
- b) LOS/24/0002 SOS/23/01754/FUL **(LEIGH ROAD WARD)**
CAR WASH 120 BROADWAY LEIGH-ON-SEA ESSEX SS9 1AA
Alternative car parking provision associated with flats approved under planning application 20/01759/fulm

Following discussion, the Committee **RESOLVED NO OBJECTION**
- c) LOS/24/0003 SOS/23/01974/FULH **(HERSCHELL WARD)**
27 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2DY
Replace existing folding door to rear, form new opening at ground floor north elevation and install 2no. Rooflights on extension roof to rear

Following discussion, the Committee **RESOLVED NO OBJECTION**
- h) LOS/24/0008 SOS/23/02012/FUL **(ST CLEMENTS WARD)**
10 BROADWAY LEIGH-ON-SEA ESSEX SS9 1AP
Erect single storey rear extension, change of use from bank to cafe and service accommodation with associated parking.

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

Signed/Initialled

Dated

- k) LOS/24/0011 SOS/24/00016/TCA **(ST CLEMENTS WARD)**
15 THE TERRACE LEIGH-ON-SEA ESSEX SS9 2DF
Fell one conifer tree (t1) to front (application for works to trees in a conservation area)

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

Cllr Arscott took no part in the vote

- l) LOS/24/0012 SOS/24/00033/FUL **(ST CLEMENTS WARD)**
25 BROADWAY LEIGH-ON-SEA ESSEX SS9 1PA
Install replacement windows at rear to first floor flats and install solar panels to roof.

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

- m) LOS/24/0013 SOS/23/01875/PA56 **(THAMES WARD)**
COMPTON COURT 80 CANVEY ROAD LEIGH-ON-SEA ESSEX
Erect additional floor to form fourth floor comprising of two self-contained flats (Prior Approval)

The Committee discussed the application and **RESOLVED TO OBJECT** as by reason of its design, size, bulk and mass the application is an over development of the site and 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 effect on the street scene and character of the wider area. 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).

The meeting closed at: 19:22pm