



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 Jane Ward
Vice-Chairman: Cllr Valerie Morgan
Town Clerk: Helen Symmons

MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD AT 7.30PM ON MONDAY 23rd OCTOBER 2017 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Richard Herbert (until minute 129), Donald Fraser, Anita Forde, Valerie Morgan, Caroline Parker (until minute xx) and Jane Ward.

In Attendance: Abbie Cotterell (Assistant Proper Officer)

The meeting opened at 7.30pm

120. ELECTION OF VICE CHAIRMAN

Following a proposal (Cllr Jill Healey, Seconded Cllr Donald Fraser) the Committee **RESOLVED** to appoint Cllr Patrick Fox as Vice Chairman.

121. APOLOGIES FOR ABSENCE

Cllr Patrick Fox

122. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in SOS/17/01621/FUL (69 Chalkwell Park Drive) as the applicant is known to him.

123. TO APPROVE MINUTES OF THE MEETING ON 10th OCTOBER 2017

The minutes of 10th October 2017 were agreed and signed by the Chairman.

PLANNING SECTION 1

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

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.

124. LOS/17/0228 SOS/17/01686/FUL (ST. CLEMENTS' WARD)
84 PALL MALL, LEIGH ON SEA, ESSEX SS9 1RG
Erect two storey rear extension with external staircase to rear

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION**.

Cllr Donald Fraser left the meeting

125. LOS/17/0231 SOS/17/01621/FUL **(LEIGH ROAD WARD)**
69 CHALKWELL PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1NH
Layout hardstanding to front and install vehicular access onto Chalkwell Park Drive

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION**.

Cllr Donald Fraser returned to the meeting

126. LOS/17/0233 SOS/16/00691/FULH **(ST. CLEMENT'S WARD)**
THE MOUNT, 29 SEAVIEW ROAD, LEIGH ON SEA, ESSEX SS9 1AT
Install external staircase at rear (Retrospective)

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION**.

127. LOS/17/0240 SOS/17/01702/FUL **(ST. CLEMENT'S WARD)**
88 PALL MALL, LEIGH ON SEA, ESSEX SS9 1RG
Demolish existing gym (Class D2) erect three dwelling-houses (class C3) with amenity space, layout parking and install vehicular access onto Pall Mall (Amended Proposal)

The application was discussed by the Committee.

The Committee **RESOLVED TO OBJECT** on the following basis:

- The Town Council considers the naturally occurring gaps between buildings to be an important part of the street scene. A further large three storey building filling in this location will contribute to the sensation of being hemmed in and a general overdevelopment of what is principally a residential area with mainly standard two storey dwellings plus some commercial use.
- The parking to the front will give the appearance of intruding towards the pavement and give a visual narrowing of the street with cars parked forward of the building line.
- The bland treatment of the front elevation particularly at the ground floor is not an enhancement to the street scene.
- It would cause a loss of on street parking in a road that already suffers from parking stress.
- We feel the proposal would be improved if the building was set further back on the plot so that the parking to the front did not protrude beyond the building line and the gap between buildings was preserved.
- In view of the recent loss of a leisure facility (Rileys, Leigh Road), the Committee wouldn't like to see the loss of yet another leisure facility.

Cllr Caroline Parker left the meeting

128. LOS/17/0236 SOS/17/01767/TCA **(ST, CLEMENT'S WARD)**
14 THE TERRACE, LEIGH ON SEA, ESSEX SS9 2DF
Prune lower branches to one holm oak (T1), reduce excessive height to juniper trees (T2) and to one pear tree (T3) (Works to trees in a conservation area)

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION** subject to consultation with the arboriculturist.

Cllr Richard Herbert left the meeting

129. LOS/17/0237 SOS/17/01706/FULH **(ELMS WARD)**
63 LEIGHVILLE GROVE, LEIGH ON SEA, ESSEX SS9 2HU
Convert loft into habitable accommodation with dormer and Juliette balcony to rear (Retrospective)
- The application was discussed by the Committee.
- The Committee **RESOLVED TO OBJECT** as the dormers are very bulky and out of character with the surrounding properties. The Velux windows to the front are of poor design and the position of them are also out of character.
130. LOS/17/0239 SOS/17/01713/FULH **(ELMS WARD)**
33 VICTORIA DRIVE, LEIGH ON SEA, ESSEX SS9 1SF
Convert garage in to habitable accommodation and alter front and rear elevation
- The application was discussed by the Committee.
- The Committee **RESOLVED NO OBJECTION.**
131. LOS/17/0243 SOS/17/01437/FULH **(HIGHLANDS WARD)**
24 EATON ROAD, LEIGH ON SEA, ESSEX SS9 3PF
Erect two storey side extension, hip to gable roof extension and convert loft into habitable accommodation, dormers to front and rear and alter elevations
- The application was discussed by the Committee.
- The Committee **RESOLVED TO OBJECT**, as it is an overdevelopment, out of keeping with the surrounding properties and the design does not enhance the property in any way.
132. LOS/17/0244 SOS/17/01457/FULH **(LEIGH ROAD WARD)**
12 WOODFIELD GARDENS, LEIGH ON SEA, ESSEX SS9 1EW
Erect garage to rear
- The application was discussed by the Committee.
- The Committee **RESOLVED NO OBJECTION.**
133. LOS/17/0245 SOS/17/01395/FULH **(LEIGH ROAD WARD)**
12 WOODFIELD GARDENS, LEIGH ON SEA, ESSEX SS9 1EW
Install raised timber decking to rear with steps, balustrade and timber screening to sides
- The application was discussed by the Committee.
- The Committee **RESOLVED NO OBJECTION**, but would like to ensure there is no loss of privacy to neighbouring properties.
134. The Committee has **NO OBJECTIONS** to the following applications:
- a) LOS/17/0229 SOS/17/01678/FULH **(HIGHLANDS WARD)**
12 ADALIA CRESCENT, LEIGH ON SEA, ESSEX SS9 3SN
Erect single storey rear extension
- b) LOS/17/0230 SOS/17/01708/AMDT **(LEIGH ROAD WARD)**
22A WOODFIELD GARDENS, LEIGH ON SEA, ESSEX SS9 1EW
Application to vary condition 02 (Approved Plans) and condition 03 (Matching Materials) relocation of glazed area to flank wall and amendments to materials (Minor Material Amendment of Planning Application 15/01313/FUL dated 29.09.15)
- c) LOS/17/0232 SOS/17/01669/FULH **(HIGHLANDS WARD)**
56 MONTAGUE AVENUE, LEIGH ON SEA, ESSEX SS9 3SL
Erect dormer to front (Amended Proposal)

- d) LOS/17/0234 SOS/17/01694/FULH **(THAMES WARD)**
26 DALE ROAD, LEIGH ON SEA, ESSEX SS9 2RQ
Erect single storey rear extension, single storey side/ rear extension and replacement balustrade to existing rear balcony
- e) LOS/17/0235 SOS/17/01693/FUL **(ST. CLEMENT'S WARD)**
ST. CLEMENT'S COURT EAST, BROADWAY WEST, LEIGH ON SEA, ESSEX SS9 2BS
Alter and infill existing entrance lobby
- f) LOS/17/0238 SOS/17/01799/TCA **(ST. CLEMENT'S WARD)**
8 AVENUE ROAD, LEIGH ON SEA, ESSEX SS9 1AX
Prune one apple tree, one bay tree and one holly tree in rear garden (Application for works to trees in a Conservation area)
- g) LOS/17/0241 SOS/17/01692/FUL **(THAMES WARD)**
15 HARLEY STREET, LEIGH ON SEA, ESSEX SS9 2NJ
Install dormer to rear
135. The Committee **NOTED** the following General Permitted Development Applications:
- a) LOS/17/0242 SOS/17/ 01797/GPDE **(ST. CLEMENT'S WARD)**
4 OAKLEIGH PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1RS
Erect single storey rear extension, projecting 6M beyond the existing rear wall of the dwelling, 3M high to eaves and with a maximum height of 3.6M
136. The Committee **NOTED** the following appeals:
- a) **HERSCHELL HOUSE, 87 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR**
Further to the previous notice an inspector has now been appointed by the secretary of state to determine this appeal and the public inquiry will be held in the Civic Centre, Victoria Avenue, Southend-on-Sea on 13th March 2018 at 10 am.
- APP/D1590/6253 – Appeal against tree replacement notice
 - APP/D1590/17/3178650 – Appeal against listed building enforcement notice
 - APP/D1590/C/17/3178648 – Appeal against enforcement notice
137. The Committee **RESOLVED** to agree the budget and **recommend it to the Policy & Resources Committee and Full Council.**
138. The Committee **NOTED** the Southend Borough Council decisions.

The meeting closed at 9.08pm