



Leigh-on-Sea Town Council

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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 TUESDAY 8th AUGUST 2017 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Patrick Fox, Valerie Morgan and Caroline Parker (from minute 70).

In Attendance: Abbie Cotterell (Assistant Proper Officer) and 1 member of the public

The meeting opened at 7.33pm

67. APOLOGIES FOR ABSENCE

Cllrs: Karen Bowden, Anita Forde, Donald Fraser, Richard Herbert and Jane Ward

68. DECLARATION OF MEMBERS' INTERESTS

There were none

69. TO APPROVE MINUTES OF THE MEETING ON 25TH JULY 2017

The minutes of 25th July 2017 were agreed and signed by the Chairman.

PLANNING SECTION 1

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

70. LOS/17/0173 SOS/17/01361/TPO **(HIGHLANDS WARD)**
HAYDON HOUSE 10 UNDERWOOD SQUARE, LEIGH ON SEA, ESSEX SS9 3PB

Fell one Oak tree, crown lift, prune and removal of deadwood to various Oak trees (Works covered by a Tree Preservation Order)

A member of the public spoke regarding the application.

Cllr Caroline Parker joined the meeting

The application was discussed by the Committee.

The Committee **RESOLVED TO OBJECT** as there was confusion with members regarding the tree numbering in relation to the Oak being felled. The email submitted with the application states the application numbering refers only to the tree survey plan and not the TPO tree. Additionally there is no proposal for planting a replacement tree or a reason for not wanting to plant.

The tree survey plan refers to a full arboricultural report for details but no full report is submitted with the application.

1 member of the public left the meeting

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.

71. LOS/17/0163 SOS/17/01086/FUL **(BONCHURCH WARD)**
[1231-1233 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3JA](#)
Demolish existing outbuildings, erect part single/part two storey rear extension forming five self-contained flats

The application was discussed by the Committee.

The Committee **RESOLVED TO OBJECT** on the basis the application has absolutely no parking facilities. Southend Borough Council policy T11 states "in considering planning applications for development (including changes of use) the Borough Council will require the provision of off-street car parking spaces", "permission will not normally be granted for any development which would be likely to give rise to additional demand for on-street parking, particularly in residential areas, or which would result in the loss of existing public parking facilities, unless satisfactory and convenient alternative provision is made". In accordance with appendix 6 DMD July 2015 the parking standard for this development is 1 space per 1 bedroom dwelling. This area is already an area with considerable parking stress and very limited on street parking available. Members also noted the lack of amenity space.

72. LOS/17/0164 SOS/17/01001/FUL **(ELMS WARD)**
[141 LEIGHTON AVENUE, LEIGH ON SEA, ESSEX SS9 1PX](#)
Demolish existing two storey dwelling house and erect a pair of two storey semi-detached dwelling-houses, layout associated parking and form vehicular access on to Leighton Avenue (Amended Proposal).

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION.**

73. LOS/17/0172 SOS/17/00912/FUL **(ST CLEMENTS WARD)**
[RIO BAR LTD, 109-111 BROADWAY, LEIGH ON SEA, ESSEX SS9 1PE](#)
Change of use of first floor self-contained flat (class C3) to restaurant (class A3) to be used with existing ground floor restaurant, layout raised external seating area with glazed screening to front and alter elevations.

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION.**

74. The Committee has **NO OBJECTIONS** to the following applications:

- a) LOS/17/0165 SOS/17/00915/FUL **(LEIGH ROAD)**
[59A HIGH CLIFF DRIVE, LEIGH ON SEA, ESSEX SS9 1DQ](#)
Install balcony to rear (Retrospective)
- b) LOS/17/0166 SOS/17/01192/FULH **(ST. JAMES'S WARD)**
[17 ELLENBROOK CLOSE, LEIGH ON SEA, ESSEX SS9 3DY](#)
Erect single storey side extension
- c) LOS/17/0167 SOS/17/01143/FUL **(HERSCHELL WARD)**
[6 WESTLEIGH AVENUE, LEIGH ON SEA, ESSEX SS9 2LF](#)

Demolish existing dwelling and garages, erect two storey dwelling-house with layout parking to rear (Amended Proposal)

- d) LOS/17/0161 SOS/17/01276/TPO **(HERSCHELL WARD)**
140 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2LZ
Prune 2 Horse Chestnut trees to front of 140 Hadleigh Road and 1 horse chestnut tree to front of 142 Hadleigh Road (Application for works to trees covered by a tree preservation order)
- e) LOS/17/0162 SOS/17/01080/FULH **(HIGHLANDS WARD)**
15 BUXTON AVENUE, LEIGH ON SEA, ESSEX SS9 3UE
Erect single storey rear and side extension
- f) LOS/17/0168 SOS/17/01144/FUL **(ST. CLEMENTS WARD)**
95 BROADWAY, LEIGH ON SEA, ESSEX SS9 1PG
Replace windows to second and third floor flats with UPVC windows to front and rear (Retrospective)
- g) LOS/17/0169 SOS/17/01117/FULH **(THAMES WARD)**
5 HAMBORO GARDENS, LEIGH ON SEA, ESSEX SS9 2NR
Erect infill extension to front at first floor
- h) LOS/17/0171 SOS/17/01136/FULH **(LEIGH ROAD WARD)**
80 LEIGH CLIFF ROAD, LEIGH ON SEA, ESSEX SS9 1DN
Erect single storey side and rear extension

75. The Committee **NOTED** the following General Permitted Development:

- a) LOS/17/0170 SOS/17/01302/GPDE **(HIGHLANDS WARD)**
131 VARDON DRIVE, LEIGH ON SEA, ESSEX SS9 3SH
Erect single storey rear extension, projecting 4.618M beyond the existing rear wall of the dwelling, 3M high to eaves and with a maximum height of 3.2M

76. The Committee **NOTED** the following Lawful Development Certificate:

- a) SOS/17/01163/CLP **(LEIGH ROAD WARD)**
9 WOODFIELD ROAD, LEIGH ON SEA, ESSEX SS9 1EL
Dormer to rear and single storey rear extension (Lawful Development Certificate Proposed)

The meeting closed at 8.13pm