



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 12th DECEMBER 2017 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Valerie Morgan and Jane Ward.

In Attendance: Abbie Cotterell (Assistant Proper Officer)

The meeting opened at 7.30pm

179. APOLOGIES FOR ABSENCE

Cllrs: Donald Fraser, Anita Forde, Patrick Fox, Richard Herbert and Caroline Parker

180. DECLARATION OF MEMBERS' INTERESTS

Cllr V Morgan declared a pecuniary interest in all Herschell House item's as she lives nearby.

181. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes 28th November 2017 were agreed and signed by the Chairman.

182. LICENSING APPLICATIONS

There were none

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.

183. LOS/17/0294 SOS/17/01959/FULH (HIGHLANDS WARD)
[11 COSGROVE AVENUE, LEIGH ON SEA, ESSEX SS9 3TZ](#)

Demolish existing garage and erect two storey side extension/part single storey rear extension incorporating garage and alter elevations

Officers Recommendation to Committee (reasons provided in the report): Object to the application

The Committee discussed the application and **RESOLVED TO OBJECT** on the following basis:

The proposal brings the extension out further than the existing building line, with a 2 storey side and at that point rear extension. This is very close to the boundary. The proposed extension has no windows to the side so would not be overlooking and affect the privacy but is considered contrary to Policy DM1 – Design quality, in that it does not protect the amenity of the site, immediate neighbours and surrounding area having regard to visual enclosure, daylight and sunlight. Furthermore it could be considered that it does not positively contribute to the space between buildings.

184. LOS/17/0296 SOS/17/01995/FULH **(HERSCHELL WARD)**
1306 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2UD

Erect single storey rear extension to dwelling-house incorporating covered walkway to existing detached building, alter elevations and convert outbuilding to studio flat, convert integral garage and habitable accommodation and alter front elevation.

Officers Recommendation to Committee (reasons provided in the report): Object to the application

The Committee discussed the application and **RESOLVED TO OBJECT** on the following basis:

The proposal includes no confirmation that it meets parking standards (house 2 spaces and a studio 1 space). This is therefore contrary to Policy DM15. With no parking including in this proposal on street parking would be significantly affected in such a narrow road which does not have the capacity.

185. LOS/17/0297 SOS/17/02010/FULH **(THAMES WARD)**
4 MARINE AVENUE, LEIGH ON SEA, ESSEX SS9 2JE

Erect part two/part single storey rear extension and alter elevations

Officers Recommendation to Committee (reasons provided in the report): No objection to the application

The application was discussed by the Committee and **RESOLVED NO OBJECTION**

186. ***Applications E (LOS/17/0298), F (LOS/17/0299) & G (LOS/17/0300) have been combined and will be looked at together.***

Officers Recommendation to Committee (reasons provided in the report):

Install timber posts and handrails to entrance steps – No objection to the application

Erect beach huts to garden area and install festoon lighting to garden area – No objection to the application

Form new internal servery and cooking area to existing store room – Objection to the application

Install chalkboard shutters to existing window - Objection to the application

- a) LOS/ 17/0298 SOS/17/01881/FUL **(ST. CLEMENT'S WARD)**
THE CROOKED BILLET 51 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP

Install timber posts and handrails to entrance steps, new shutters to existing sash window, erect beach huts to garden area and install festoon lighting to garden area

- b) LOS/17/0299 SOS/17/01883/LBC **(ST. CLEMENT'S WARD)**
THE CROOKED BILLET, 51 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP

Install timber posts and handrails to entrance steps, new shutters to existing sash window, erect beach huts to garden area and install festoon lighting to garden area, form new internal servery and cooking area to existing store room (Listed Building Consent)

- c) LOS/17/0300 SOS/17/01882/ADV **(ST. CLEMENT'S WARD)**

THE CROOKED BILLET, 51 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP

Install chalkboard shutters to existing window.

The Committee discussed the applications in detail and **RESOLVED NO OBJECTION.**

187. LOS/17/0302 SOS/17/01982/FUL **(ST. CLEMENT'S WARD)**
101 BROADWAY WEST, LEIGH ON SEA, ESSEX SS9 2BU

Install new shopfront to front elevation incorporating automatic sliding door (Amended Proposal)

Officers Recommendation to Committee (reasons provided in the report): No objection to the application

The application was discussed by the Committee and **RESOLVED NO OBJECTION.**

188. **Applications K (LOS/17/0306), L (LOS/17/0307), M (LOS/17/0308) & N (LOS/17/0309) have been combined and will be looked at together.**

Officers Recommendation to Committee (reasons provided in the report): No objection to the application, although the officer does not have the experience of planning officers at Southend Borough Council with regard to listed building consent.

As the meeting is no longer quorate standing order 31C was applied.

- a) LOS/17/0306 SOS/17/00860/FUL **(ST CLEMENT'S WARD)**
HERSCHELL HOUSE 87 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR

Insertion of two roof-lights to north roof slope and replacement of roof tiles and replacement of roof tiles and replacement of south facing second floor dormer window sashes to match existing (Retrospective)

- b) LOS/17/0307 SOS/17/00861/LBC **(ST CLEMENT'S WARD)**
HERSCHELL HOUSE 87 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR

Insertion of two roof-lights to north roof slope, replacement of roof tiles , replacement of south facing second floor dormer window sashes to match existing, removal of internal partition walls at second floor, removal of first floor fireplace and two ground floor fireplaces to be opened and surrounds altered to allow wood burning stoves to be installed (Retrospective)

- c) LOS/17/0308 SOS/17/00862/FUL **(ST CLEMENT'S WARD)**
HERSCHELL HOUSE 87 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR

Single storey side extension and re-cladding of the link between the existing building and the extension (Retrospective)

- d) LOS/17/0309 SOS/17/00863/LBC **(ST CLEMENT'S WARD)**
HERSCHELL HOUSE, 87 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR

Single storey side extension and re-cladding of the link between the existing building and the extension (Retrospective)

The Committee discussed the applications in detail and **RESOLVED NO OBJECTION.**

189. The Committee has **NO OBJECTIONS** to the following applications

- a) LOS/17/0295 SOS/17/02014/FULH **(THAMES WARD)**
17 BERKELEY GARDENS, LEIGH ON SEA, ESSEX SS9 2TD
Erect single storey side extension

- b) LOS/17/0303 SOS/17/02001/FULH **(THAMES WARD)**
46 HARLEY STREET, LEIGH ON SEA, ESSEX SS9 2NJ
Erect summerhouse at rear (Retrospective)

- c) LOS/17/0305 SOS/17/02104/TCA **(ST CLEMENT'S WARD)**
29 QUEENS ROAD, LEIGH ON SEA, ESSEX SS9 1AZ

Remove one goat willow tree on east boundary (Application for works to trees in a Conservation Area.

- d) LOS/17/0310 SOS/17/01981/FULH **(HIGHLANDS WARD)**
63 VARDON DRIVE, LEIGH ON SEA, ESSEX SS9 3SP
Erect single storey side and rear extension, convert garage into habitable accommodation and form pitched roof to front
- e) LOS/17/0311 SOS/17/02007/FULH **(LEIGH ROAD WARD)**
57 LEIGH CLIFF ROAD, LEIGH ON SEA, ESSEX SS9 1DN
Erect single storey rear extension and alterations to elevations

190. The Committee **NOTED** the following General Permitted Development Applications:

- a) LOS/17/0301 SOS/17/02112/GPDE **(ST JAMES WARD)**
60 BLENHEIM CRESCENT, LEIGH ON SEA, ESSEX SS9 3DT
Erect single storey rear extension, projecting 5.37m beyond the existing rear wall of the dwelling, 2.93m high to eaves and with a maximum height of 2.93m
- b) LOS/17/0304 SOS/17/02088/GPDE **(ST JAMES WARD)**
51 OLIVIA DRIVE, LEIGH ON SEA, ESSEX SS9 3EF
Erect single storey rear extension, projecting 4m beyond the existing rear wall of the dwelling, 2.607m high to eaves and with a maximum height of 3.715m

191. The Committee **NOTED** the following Lawful Development Certificates:

- a) SOS/17/02005/CLP **(HIGHLANDS WARD)**
63 VARDON DRIVE, LEIGH ON SEA, ESSEX SS9 3SP
Hip to gable roof extension and dormer to rear with Juliette balcony (Lawful Development Certificate– Proposed)
- b) SOS/17/01927/CLP **(ELMS WARD)**
CARRADALE HOUSE, 29 STATION ROAD, LEIGH ONSEA, ESSEX SS9 1ST
First floor rear extension (Lawful Development Certificate- Proposed)

The meeting closed at 8.30pm