



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 TUESDAY 9th JANUARY 2018 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-
ON-SEA

Present: Cllrs: Jill Healey (Chairman), Richard Herbert, Patrick Fox, Valerie Morgan, Caroline Parker and Jane Ward.

In Attendance: Abbie Cotterell (Assistant Proper Officer) and 2 members of the public.

The meeting opened at 7.30pm

192. APOLOGIES FOR ABSENCE

Cllrs: Donald Fraser and Anita Forde

193. DECLARATION OF MEMBERS' INTERESTS

Cllr V Morgan declared a pecuniary interest in item 5a (Herschell House) as she lives nearby.

Cllr P Fox declared a non-pecuniary interest in item 5s (30 Seaview Road) as he lives in the same Road.

Cllr J Ward declared a non-pecuniary interest in item 5v (15 Kathleen Drive) as she lives in the same Road.

194. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 12th December 2017 were agreed and signed by the Chairman.

195. LICENSING APPLICATIONS

There were none

PLANNING SECTION 1

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

196. LOS/18/0003 SOS/17/02092/FULH (ST. CLEMENT'S WARD)
36 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 2DN

Raise roof height to form habitable accommodation in roof, install dormer with balcony to rear and alter elevations

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

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

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

200. LOS/17/0322 SOS/17/02095/FUL (THAMES WARD)
[146 WESTERN ROAD, LEIGH ON SEA, ESSEX SS9 2PL](#)
Demolish existing semi-detached dwelling and garage, erect two storey detached dwelling-house with basement, dormer to side, balcony to rear, verandah and canopy to side, garage to rear with cycle and bin store

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

The application was discussed by the Committee and **RESOLVED NO OBJECTION**
201. LOS/18/0001 SOS/17/02185/PA3COU (ST. JAMES' WARD)
[1143 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3JE](#)
Change use from shop (Class A1) to self- contained flat (Class C3) and alter elevations (Prior Approval)

Officers Recommendation to Committee: Object to the application

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

The proposal is set amongst a variety of retail units, which are all in use and part of a dominant streetscene of retail units with flats above. There is no evidence that the retail unit would not be used based on the occupation of other units in the area. The proposed change of use would result in a loss of employment. The site then becomes a 4 bed property with no parking provision whatsoever in an area of limited parking availability due to considerable business use and double yellow lines in adjacent side street where there is a high density of existing residential properties. It is therefore contrary to policies DM11, DM13 and DM15.
202. LOS/18/0002 SOS/17/01971/FUL (ST. JAMES' WARD)
[169 MANCHESTER DRIVE, LEIGH ON SEA, ESSEX SS9 3EX](#)
Demolish existing bungalow, erect 2 new detached dwelling- houses with associated parking and form vehicular access onto Blenheim Crescent

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 proposed development would result in a loss of a bungalow in an area which is predominantly bungalows on both sides of the road. The plot would now have a development of 2 houses both 4 bedrooms as opposed to 1x2 bedroom bungalow. This is in direct contravention of Policy DM3. The conversion would have an adverse impact upon the living conditions and amenity of neighbouring residents, it will harm the character and appearance of the wider area and will lead to a detrimental change of the street's function in that area and creates an unacceptable juxtaposition within the street scene that would harm the character and appearance of that area. Additionally it will result in a net loss of housing accommodation suitable for the needs of older residents.
203. LOS/18/0005 SOS/17/02068/FULH (ST. CLEMENT'S WARD)
[30 SEAVIEW ROAD, LEIGH ON SEA, ESSEX SS9 1AT](#)
Erect single storey rear and side extension (Amended Proposal)

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

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

The amended proposal has only been changed by 1 meter. These are terraced houses in a conservation area sloping to the south and so are stepped and the style of the proposed extension

- a) SOS/17/01772/CLP **(HIGHLANDS WARD)**
28 ABERDEEN GARDENS, LEIGH ON SEA, ESSEX SS9 3RH
Single storey side extension and alter elevations (Lawful Development Certificate- Proposed)

- b) SOS/17/02256/CLP **(HIGHLANDS WARD)**
1594 LONDON ROAD, LEIGH ON SEA, ESSEX SS9
Single storey rear extension, hipped to Dutch hip roof extensions with dormer and Juliette balcony to rear and alter elevations (Lawful Development Certificate – Proposed)

210. The Committee **NOTED** the following Appeals:

- a) LOS/17/0034 SOS/17/00234/REFN
HAYDON HOUSE, 10 UNDERWOOD SQUARE, LEIGH ON SEA, ESSEX SS9 3PB
Demolish existing dwelling house and erect 4 two storey dwelling houses, form vehicular accesses onto Underwood Square.

The meeting closed at 8.49pm