



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 27th MARCH 2018 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), John Duprey, Anita Forde, Richard Herbert (from minute 272, until minute 274), Valerie Morgan and Caroline Parker.

In Attendance: Abbie Cotterell (Assistant Proper Officer) and 11 members of the public.

The meeting opened at 7.30pm

268. APOLOGIES FOR ABSENCE

Cllr: Patrick Fox

269. DECLARATION OF MEMBERS' INTERESTS

Cllr Herbert declared a non-pecuniary interest in Agenda item 5c (The Elms, 1060 London Road)

Cllr Duprey declared a non-pecuniary interest in Agenda item 5I (99 Rectory Grove)

270. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 13th March 2018 were agreed and signed by the Chairman.

271. LICENSING APPLICATIONS

There were none

PLANNING SECTION 1

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

272. LOS/18/0087 SOS/18/00321/FUL **(HERSCHELL WARD)**

LAND AT REAR OF 8 SALISBURY ROAD, LEIGH ON SEA, ESSEX SS9 2JX

Erect dwelling-house with external staircase to lower terrace and erect replacement garage with car stacker

Officer's recommendation to Committee (reasons provided in the report): Objection could be considered.

Cllr Herbert joined the meeting

Members of the public spoke and raised their concerns regarding this application.

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

The members consider this application to be in contravention to policy DM1 and DM3, as it is infill development, which is an overdevelopment of the site. The application does not

positively contribute to the space between buildings. Furthermore, the proposal will have an effect on the existing flats, as their overall amenity space will be reduced.

There was also some concern on how large construction vehicles would access the site and offload.

9 members of the public left the meeting

273. LOS/18/0086 SOS/17/01759/FUL **(ELMS WARD)**
THE ELMS, 1060 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3ND
Erect three storey building to form 60 bedroom hotel with associated parking

Officer's recommendation to Committee (reasons provided in the report): Objection could be considered.

Members of the public spoke and raised their concerns regarding this application.

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

This is a complete overdevelopment of the plot and contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents, will harm the character and appearance of the wider area and will lead to a detrimental change of the street's function. It also does not protect the amenity of the site, immediate neighbours and surrounding area, having regard to privacy overlooking, outlook, noise and disturbance and pollution.

There is Insufficient parking included with the application. As per policy DM15 - 1 parking space should be provided per hotel bedroom. This application includes only 10 spaces (not the 60 required), so a total disregard of the planning policies. The design & Access statement mention "there are in excess of 1200 pay to park spaces available within 30 min walk of this site. There is considerable on street private car parking available in local streets". The surrounding roads already suffer with severe parking stress and this would significantly add to it. There is definitely not a considerable amount of on street parking available.

The planning application mentions that the foul water would flow into the main sewage system, but doesn't mention volumes. We need assurances that the infrastructure will be able to cope with the higher volumes of waste/foul water from 60 hotel rooms.

2 members of the public left the meeting

Cllr Herbert 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.

274. LOS/18/0085 SOS/18/00298/AMDT **(LEIGH ROAD WARD)**
74 UNDERCLIFF GARDENS, LEIGH ON SEA, ESSEX SS9 1ED
Application to vary condition 3 (Balcony Screening) to remove the requirement for obscure glazing at first floor level of planning permission 15/01606/AMDT allowed on appeal dated 27.05.2016.

Officer's recommendation to Committee (reasons provided in the report): Objection could be considered.

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

This application shows a complete disregard to the appeal officer's decision. Removing the obscure glazing at either end of the balcony on the first floor level would be obtrusive and overlooking and therefore does not protect the amenity of the immediate neighbours, which is contrary to DM1 (iv).

275. LOS/18/0092 SOS/18/00380/FUL **(HERSCHELL WARD)**
34 PERCY ROAD, LEIGH ON SEA, ESSEX SS9 2LA

Demolish existing bungalow and erect a two storey detached dwelling-house and layout parking to side

Officer's recommendation to the Committee (reasons provided in the report): Objection could be considered.

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

The members recognise the amendments, but do not feel this is sufficient. Objection letter sent on 10th January 2018 still remains.

The proposed development is an overdevelopment of the existing bungalow and contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents, will harm the character and appearance of the wider area and will lead to a detrimental change of the street scene. The proposal is also in contravention of policy DM1, in that the design quality does not protect immediate neighbours and surrounding area having regard to visual enclosure, daylight and sunlight.

276. LOS/18/0096 SOS/18/00395/FUL **(ST. CLEMENT'S WARD)**
99 RECTORY GROVE, LEIGH ON SEA, ESSEX SS9 2HW

Change of use of Ground Floor shop (Class A1) to café (Class A3), form one self-contained flat at second floor level, erect part single/part two storey rear extension with Juliette balcony at first floor level, install dormer to rear with roof terrace, layout parking space to rear and alter elevations (Amended Proposal)

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

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

- a) LOS/18/0084 SOS/18/00306/FUL **(ELMS WARD)**
103 OAKLEIGH PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1RR

Install dormer to rear and alter elevations

- b) LOS/18/0088 SOS/17/02156/AMDT **(BONCHURCH WARD)**
237 STATION ROAD, LEIGH ON SEA, ESSEX SS9 3BP

Application to vary condition 03 materials (Minor Material Amendment to Planning Permission 16/00252/FUL Demolish existing chalet bungalow and garage, erect two dwellings and relocate existing crossover (Amended Proposal) dated 13.04.2016)

Demolish existing chalet bungalow and detached garage, erect two storey detached dwelling with integral garage , install Juliette balcony to side, layout parking, install vehicular access on to Stirling Avenue and erect one two storey detached dwelling with layout parking

- c) LOS/18/0091 SOS/18/00353/FULH **(LEIGH ROAD WARD)**
10 LORD ROBERTS AVENUE LEIGH ON SEA, ESSEX SS9 1NE

Erect two storey side extension and single storey rear extension (Amended Proposal)

- d) LOS/18/0090 SOS/18/00304/FUL **(HIGHLANDS WARD)**
26 STIRLING AVENUE, LEIGH ON SEA, ESSEX SS9 3PP

Demolish existing chalet bungalow and detached garage, erect two storey detached dwelling with integral garage , install Juliette balcony to side, layout parking, install vehicular access on to Stirling Avenue and erect one two storey detached dwelling with layout parking

- e) LOS/18/0091 SOS/18/00353/FULH **(LEIGH ROAD WARD)**
10 LORD ROBERTS AVENUE LEIGH ON SEA, ESSEX SS9 1NE
Erect two storey side extension and single storey rear extension (Amended Proposal)
- f) LOS/18/0093 SOS/18/00377/BC3M **(HERSCHELL WARD)**
WEST LEIGH INFANTS SCHOOL, RONALD HILL GROVE, LEIGH ON SEA, ESSEX SS9 2JB
Erect single storey extension to front, replace windows of school kitchen building and install access ramps
- g) LOS/18/0094 SOS/18/00384/FULH **(THAMES WARD)**
153 WESTERN ROAD, LEIGH ON SEA, ESSEX SS9 2PD
Erect hip to gable roof extension to form habitable accommodation in roof, install dormer to rear with Juliette balcony and roof-lights to front
- h) LOS/18/0095 SOS/18/00335/FULH **(LEIGH ROAD WARD)**
12 WOODFIELD GARDENS, LEIGH ON SEA, ESSEX SS9 1EW
Install raised timber decking to rear with steps and timber screening to sides (Amended Proposal)
- i) LOS/18/0097 SOS/18/00393/FULH **(THAMES WARD)**
55 BERKELEY GARDENS, LEIGH ON SEA, ESSEX SS9 2TD
Erect single storey, rear and side extension
- j) LOS/18/0098 SOS/18/00502/PA3COU **(LEIGH ROAD WARD)**
100 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1BU
Change of use from Shop (Class A1) to Restaurant/Cafe (Class A3)(Prior Approval)

278. The Committee **NOTED** the following General Permitted Development Application:

- a) LOS/18/0083 SOS/18/00410/GPDE **(ELMS WARD)**
21 RONALD HILL GROVE, LEIGH ON SEA, ESSEX SS9 2JB
Erect single storey rear extension, projecting 5M beyond the existing rear wall of the dwelling, 2.75M high to eaves and with a maximum height of 2.75M
- b) LOS/18/0089 SOS/18/00474/GPDE **(ELMS WARD)**
120 LEIGHTON AVENUE, LEIGH ON SEA, ESSEX SS9 1PY
Erect single storey rear extension, projecting 4.5M beyond the existing rear wall of the dwelling, 3M high to eaves and with a maximum height of 3M

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

- a) SOS/18/00361/CLP **(ELMS WARD)**
66 LEIGHAM COURT DRIVE, LEIGH ON SEA, ESSEX SS9 1PU
Single storey side and rear extensions (Lawful Development Certificate – proposed)

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

- a) SOS/17/00050/ENFNOT, SOS/17/00052/TRN & SOS/17/00051/ENFNOT
HERSCHELL HOUSE, 87 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR

3 x appeals have been withdrawn on the 6th March and therefore the hearing/inquiry has now been cancelled.
- b) LOS/17/0216 SOS/18/00021/REFH **(HERSCHELL WARD)**
68 PALL MALL, LEIGH ON SEA, ESSEX SS9 1RG
Demolish existing garage to rear and erect replacement garage

The meeting closed at 8.07pm