



Leigh-on-Sea Town Council

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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 10th APRIL 2018 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), John Duprey and Valerie Morgan.

In Attendance: Abbie Cotterell (Assistant Proper Officer)

The meeting opened at 7.30pm

281. APOLOGIES FOR ABSENCE

Cllr: Anita Forde, Patrick Fox, Richard Herbert and Caroline Parker

282. DECLARATION OF MEMBERS' INTERESTS

There were none

283. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 27th March 2018 were agreed and signed by the Chairman.

284. 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.

285. LOS/180104 SOS/18/00428/FUL (HIGHLANDS WARD)
159 SOUTHSEA AVENUE, LEIGH ON SEA, ESSEX SS9

Change of use of buildings to four dwelling-houses and two self-contained flats (C3), alter elevations, install Juliette balcony at first floor to front, install dormer to side, erect porch to front, boundary wall, raised planters, layout associated parking, amenity space and works (Amended Proposal)

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:

The applicant already has consent for a residential apartment above the office. By changing the light industrial units to dwelling houses it could be a backland/infill development. Impact on the local structure could be affected. The only vehicular and pedestrian access to the site is via a 3m wide private service road between 155 Southsea Avenue and 1164 London Road. This service road on to Southsea Avenue is close to the junction with the London Road, and the section is subject already to severe parking stress combined with a busy cut through to Glendale Gardens. The service road is insufficient for builders merchant lorries, deliveries, waste removal bin lorries and fire engines.

Residential use will see far more daily vehicle movement as it will be in constant use, including evenings and weekends whereas the original use had movement and noise only limited to business hours. The change of use is contrary to Policy DM11 of Development Management Document 2015 as it is not demonstrated that it will no longer be effective or viable to accommodate the continued use of the site for employment purposes. Indeed it is believed that the business tenants were given notice to vacate in 2017 in anticipation of developing the site.

286. LOS/18/0106 SOS/18/00537/PA3COU (ST. CLEMENT'S WARD)
STORAGE BUILDING ADJACENT 6 WEST STREET, LEIGH ON SEA, ESSEX SS9

Change of use from ancillary storage (Class A1) to dwelling-house (Class C3) (Prior Approval) (Amended Proposal)

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:

This proposal is backland/infill development. In view of where the property is situated it would create a detrimental impact on neighbouring residents and contrary to Policy DM3 particularly as there is no confirmation that it meets the parking standards – studio 1 space.

287. LOS/18/0108 SOS/18/00137/ FUL (ST. CLEMENT'S WARD)
9 LEIGHTON AVENUE, LEIGH ON SEA, ESSEX SS9 1QB

Erect roof extension to rear to form self-contained flat in roof (Amended Proposal)

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 proposed extension would, by reason of its design, size, bulk and siting, represent an incongruous and overly dominant feature, which would be detrimental to the character and appearance of the host property, which is in contravention with policy DM1.

No additional parking is being included in the proposal. On street parking would be significantly affected in an area that already suffers with parking stress.

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

- a) LOS/18/0099 SOS/17/01647/FUL **(ST. CLEMENT'S WARD)**
101 BROADWAY, LEIGH ON SEA, ESSEX SS9 2BU
Install replacement shopfront (Retrospective)
- b) LOS/18/0100 SOS/18/00532/TPO **(ELMS WARD)**
DAY CENTRE, GLENDALE GARDENS, LEIGH ON SEA, ESSEX SS9 2AR
Prune one ash tree (Application for works to a tree covered by a tree preservation order)
- c) LOS/18/0101 SOS/18/00399/FUL **(ST. CLEMENT'S WARD)**
RIO BAR LTD 109 -111 BROADWAY, LEIGH ON SEA, ESSEX SS9 1PE
Alterations to external elevations, replace existing windows and door, alter window level at ground floor level to south and east elevations, install window to first floor level and render ground floor level to east elevation
- d) LOS/18/0102 SOS/18/00408/FULH **(ELMS WARD)**
120 LEIGHTON AVENUE, LEIGH ON SEA, ESSEX SS9 1PY
Erect porch to front
- e) LOS/18/0103 SOS/18/00409/FULH **(HERSCHELL WARD)**
159 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2LR
Erect first floor side extension and alter front elevation
- f) LOS/18/0105 SOS/18/00429/FULH **(HIGHLANDS WARD)**
8 ADALIA CRESCENT, LEIGH ON SEA, ESSEX SS9 3SN
Erect single storey rear extension and install roof-light to rear
- g) LOS/18/0107 SOS/18/00440/FULH **(HIGHLANDS WARD)**
30 WOODLANDS PARK, LEIGH ON SEA, ESSEX SS9 3TY
Erect single storey rear extension
- h) LOS/18/0109 SOS/18/0347/BC4 **(ST. CLEMENT'S WARD)**
COCKLE SHED 8 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2ER
Retain two storage containers with one additional first floor container to rear of shop to provide ancillary office accommodation to existing cockle fishing business, erect external access staircase with amenity deck (Retrospective)

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

- a) SOS/18/00388/CLP **(THAMES WARD)**
255 WESTERN ROAD, LEIGH ON SEA, ESSEX SS9 2QX
Hip to gable roof extension to side to form habitable accommodation in roof with dormer to rear and alter elevations (Lawful Development Certificate – Proposed)
- b) SOS/18/00419/CLP **(HIGHLANDS WARD)**
182 HIGHLANDS BOULEVARD, LEIGH ON SEA, ESSEX SS9 3QU
Hip to gable roof extension to side to form habitable accommodation in roof, dormer with Juliette balcony to rear and roof-lights to front (Lawful Development Certificate – Proposed)
- c) SOS/18/00438/CLP **(ELMS WARD)**
227 ELM ROAD, LEIGH ON SEA, ESSEX SS9 1SA
Hip to gable roof extension with dormer to rear and install roof-lights to front and rear (Lawful Development Certificate - Proposed)

290. The Committee **NOTED** the following Highway Application:

a) SOS/17/01454/FUL **(ST. CLEMENT'S WARD)**

FOOTWAY ADJOINING THE PETERBOAT PUBLIC HOUSE & LYING WEST OF ALLEY DOCK

The Secretary of State gives notice of the proposal to make an Order under section 247 of the Town & Country Planning Act to authorise the stopping up of a length of footway adjoining the Peterboat Public house, and lying to the west of Alley dock, at Leigh-on Sea in the Borough of Southend-on-Sea. This order is in place to enable development to be carried out in accordance with the planning permission granted under Part III of the Act by Southend Borough Council under reference 17/01454/FUL

The meeting closed at 7.44pm