MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE  
TUESDAY 12th February 2019  
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Keith Evans, Paul Gilson, Valerie Morgan and Caroline Parker (from minute 194)

In Attendance: Abbie Cotterell (Assistant Proper Officer) and Southend Borough Councillor Bernard Arscott

The meeting opened at 7.30pm

191. APOLOGIES FOR ABSENCE

Cllrs: John Duprey and Patrick Fox

192. DECLARATION OF MEMBERS' INTERESTS

Cllr Valerie Morgan declared a non-pecuniary interest in item 5K (66 High Street) as a relative lives opposite

Cllr Caroline Parker declared a non-pecuniary interest in item 5G (Oakleigh 22 Flemming Avenue) as she lives in the same road.

193. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 29th January 2019 were agreed and signed by the Chairman.

194. LOCAL PLAN AND ISSUES

It is RECOMMENDED that a working group meeting be held late February/early March to consider the issues and options consultation with a view to making a recommendation to Council on the 19th March.

Cllr Caroline Parker joined the meeting

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.

195. LOS/19/0025  SOS/18/01820/FULM  (ST CLEMENTS WARD)
CAR WASH 120 BROADWAY, LEIGH ON SEA, ESSEX SS9 1AA
Demolish existing buildings and erect 5 storey building comprising of 17 self-contained flats with balconies and amenity space, 272 sq.m of commercial retail floorspace (Class A1) at ground floor level, layout landscaping, parking and install vehicular access onto Victor Drive (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as this proposal 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.

In addition it will have a huge impact on the Broadway and the surrounding area. We are aware the application meets the Southend Borough Council parking standards, but we feel that this proposal would cause additional huge amounts of additional parking stress. The deliveries to the ground floor commercial businesses could also cause an issue with blocking the road, as there is no parking available for this.

<table>
<thead>
<tr>
<th>PLANNING SECTION 3</th>
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<tbody>
<tr>
<td>APPLICATIONS WHERE THE COUNCIL HAS RECEIVED OBJECTIONS FROM THE PUBLIC OR THAT HAVE BEEN “CALLED IN” BY A COUNCILLOR FOR CONSIDERATION.</td>
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<tr>
<td>196. LOS/19/0031</td>
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<tr>
<td>OAKLEIGH 22 FLEMMING AVENUE, LEIGH ON SEA, ESSEX SS9 3AW</td>
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<tr>
<td>Demolish existing building, erect dwelling house</td>
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<td>The application was discussed by the Committee and <strong>RESOLVED NO OBJECTION</strong></td>
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<td>197. LOS/19/0032</td>
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<tr>
<td>KEN JOHNSON HOUSE 1091-1097 LONDON ROAD, LEIGH ON SEA, ESSEX</td>
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<tr>
<td>Change of use of ground floor vacant retail unit (Class A1) to a D2 (Gymnasium) and install air source heat pump and piping to roof and rear elevation</td>
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<td>The application was discussed by the Committee and <strong>RESOLVED NO OBJECTION</strong></td>
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<td>198. LOS/19/0034</td>
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<tr>
<td>18 VARDON DRIVE, LEIGH ON SEA, ESSEX SS9 3SR</td>
</tr>
<tr>
<td>Erect single storey rear extension (Amended Proposal) (Retrospective)</td>
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<td>The application was discussed by the Committee and <strong>RESOLVED TO OBJECT</strong> as whilst we had no objection to the first proposal when it was 4m deep, this amended application appears deeper in size than the original. This would have an effect on the neighbouring property, as it would result in an unacceptable loss of light to the main habitable room of the attached property and appear dominant and visually obtrusive to the detriment of the resident amenity of the occupiers.</td>
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<td>199. LOS/19/0038</td>
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<td>FLAT A 1143 LONDON ROAD, LEIGH ON SEA, ESSEX SS96 3JE</td>
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<tr>
<td>Erect second floor rear extension with balcony and first floor roof terrace to rear (Amended Proposal)</td>
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<td>The application was discussed by the Committee and <strong>RESOLVED TO OBJECT</strong> as the dormer and balcony by reason of their poor design, scale, bulk, height and visibility from the rear visual scene would represent discordant, incongruous and overly dominant features to the detriment of the character and appearance of the host property and the area more widely. The proposal is therefore contrary to policies DM1 and DM3 of the Development Management Document.</td>
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<tr>
<td>200. LOS/19/0045</td>
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<tr>
<td>5 MARINE CLOSE LEIGH ON SEA, ESSEX SS9 2RD</td>
</tr>
<tr>
<td>Erect single storey side and rear extension with roof terrace to rear, erect roof extension with Juliette balcony to rear to form habitable accommodation in roof space and alter front elevation</td>
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</tbody>
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The application was discussed by the Committee and **RESOLVED NO OBJECTION**

201. The Committee had **NO OBJECTION** to the following applications:

- **LOS/19/0026**  
  SOS/18/01792/ADV  
  **(ST CLEMENTS WARD)**  
  101 BROADWAY, LEIGH ON SEA, ESSEX SS9 1PG  
  Install fascia sign and one projecting sign (Retrospective)

- **LOS/19/0027**  
  SOS/19/00009/FULH  
  **(ELMS WARD)**  
  WEST LEIGH BAPTIST CHURCH, LYMINGTON AVENUE, LEIGH ON SEA, ESSEX SS9 2AJ  
  Erect porta cabin for use as church hall

- **LOS/19/0028**  
  SOS/19/00031/FULH  
  **(ELMS WARD)**  
  74 CHALKWELL PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1NJ  
  Erect single storey side/rear extension, erect dormer to rear and convert loft into habitable accommodation

- **LOS/19/0029**  
  SOS/19/00019/FULH  
  **(HERSCHELL WARD)**  
  41 WESTERN ROAD, LEIGH ON SEA, ESSEX SS9 2PR  
  Erect first floor to convert bungalow into a two-storey dwelling house and alter elevations

- **LOS/19/0030**  
  SOS/18/0043/FUL  
  **(ELMS WARD)**  
  26 LYMINGTON AVENUE, LEIGH ON SEA, ESSEX SS9 2AU  
  Convert dwelling-house into two self contained flats, erect single storey rear extension, first floor terrace with privacy screens to rear, alter elevations and form bin stores to rear

- **LOS/19/0033**  
  SOS/18/02304/FULH  
  **(ST CLEMENTS WARD)**  
  25 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX SS9 2DU  
  Install windows to front and side and door to rear at second floor level

- **LOS/19/0035**  
  SOS/18/02023/FUL  
  **(ST CLEMENTS WARD)**  
  66 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP  
  Change of use from Shop (Class A1) to Shop/event space (Sui Generis) and alter east elevation and install bi-folding serving hatch with sliding shutter doors

- **LOS/19/0036**  
  SOS/19/00197/PA3COU  
  **(ST JAMES’ WARD)**  
  10A ELMSLEIGH DRIVE, LEIGH ON SEA, ESSEX SS9 3DN  
  Change of use from Barber’s Shop (Class A1) to Yoga Studio (Class D2) (Prior Approval)

- **LOS/19/0037**  
  SOS/19/0135/FULH  
  **(HIGHLANDS WARD)**  
  19 LIME AVENUE, LEIGH ON SEA, ESSEX SS9 3PA  
  Erect garage to rear and extend existing vehicular access on to Fairview Gardens (Amended Proposal)

- **LOS/19/0039**  
  SOS/19/00120/FULH  
  **(THAMES WARD)**  
  15 COTTESMORE GARDENS, LEIGH ON SEA, ESSEX SS9 2TF  
  Erect single storey side and rear extension and alter rear elevation

- **LOS/19/0040**  
  SOS/19/00125/FULH  
  **(HIGHLANDS WARD)**  
  3 WARREN ROAD, LEIGH ON SEA, ESSEX SS9 3TT  
  Erect single storey front extension to garage

- **LOS/19/0041**  
  SOS/19/00136/FULH  
  **(THAMES WARD)**  
  33 BERKELEY GARDENS, LEIGH ON SEA, ESSEX SS9 2TD  
  Erect hip to gable roof extensions to front and rear, erect single storey extensions to front and side, install balconies to front and rear and alter elevations (Amended Proposal)

- **LOS/19/0042**  
  SOS/19/00113/FULH  
  **(ELMS WARD)**
41 TORQUAY DRIVE, LEIGH ON SEA, ESSEX SS9 1SD
Erect single storey outbuilding to side

- LOS/19/0043 SOS/19/00158/FULH (ST JAMES’ WARD)
59 SCARBOROUGH DRIVE, LEIGH ON SEA, ESSEX SS9 3ED
Erect single storey side extension

- LOS/19/0044 SOS/19/00179/FULH (HERSCHELL WARD)
11 THEOBALDS ROAD, LEIGH ON SEA, ESSEX SS9 2NE
Install dormer and roof lights to side elevation

202. The Committee noted all other items on the agenda

The meeting closed at 8.01 pm