



Leigh-on-Sea Town Council

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Chairman: Cllr Valerie Morgan

Vice-Chairman: Jill Healey

Town Clerk: Helen Symmons

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

Present: Cllrs: Jill Healey (Chairman), Keith Evans, Paul Gilson

In Attendance: Cllr Carole Mulronee and Abbie Cotterell (Assistant Proper Officer)

The meeting opened at 7.30pm

218. APOLOGIES FOR ABSENCE

Cllrs: John Duprey, Gerry Glover, Patrick Fox, Valerie Morgan and Caroline Parker

219. DECLARATION OF MEMBERS' INTERESTS

Cllr C Mulronee declared a non-pecuniary interest as a Southend Borough Councillor on the Development Control Committee, although she was in attendance as a non-participating Councillor at the meeting.

All Councillors attending declared a pecuniary interest in Agenda item s) as Councillors of the Town Council which had lodged the application

220. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 26th February 2019 were agreed and signed by the Chairman.

Disappointment was noted of the lack of attendance by Councillors at the Local Plan Workshop meeting but it had been a constructive session over 3 hours and the Council's response to the Issues and Options consultation stage would be presented to Council 19th March.

221. HADLEIGH ROAD – PROPOSED TRAFFIC CALMING CONSULTATION

The Committee **RESOLVED TO OBJECT** for the following reasons:

Hadleigh Road is a distributor road and so is not a suitable road for speed bumps. Additionally it would be damaging to the environment as it causes more pollution to accelerate after speed bumps, important to consider for a bus route and distributor road for larger vehicles. There is also the potential for cars to take alternative routes which could push traffic elsewhere through residential streets not designed to be main thoroughfares.

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.

222. LOS/19/0075 SOS/19/00297/FULH **(ST CLEMENTS WARD)**

11 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX SS9 2DU

Variation of condition 2 (approved plans) to application 96/0365 to amend roof pitch to the west and north elevations, install dormer to the north roof slope, install rooflight to the south roof slope and alter elevation detail to balcony (minor material amendments to planning permission 96/0365 dated 29 November 1996.

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

Despite all the amendments, the Town Council still objects to the west roof pitch and dormer windows to the north roof as this will substantially alter the street scene in a conservation area and is not in keeping with the character of the existing property. It is therefore contrary to Policy DM1 as does not respect the character of the site, its local context and surroundings in terms of its architectural approach. It will not make a positive contribution to the character of the original building (DM5). It must adhere to conservation guidelines.

223. LOS/19/0076 SOS/19/00284/FUL **(THAMES WARD)**

135 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2RF

Extend existing pitched roof with dormers to front and rear, erect front, side and rear extensions and alter elevations to existing building to form 7 self-contained flats with balconies/terraces, associated parking, amenity space, refuse/cycle store and install vehicle access onto Thames Drive

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

The proposed development by reason of its design, height, scale and bulk will still appear as an overly dominant and incongruous addition that is out of keeping with and detrimental to the street scene. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. It is contrary to both Core Strategy and Development Management policies.

The development is also overbearing and is not respectful and subservient. It is therefore also contrary to Policy DM3 but also to Policy DM1 in that it does not protect the amenity of its immediate neighbours having regard to privacy and overlooking.

224. LOS/19/0083 SOS/19/00376/FULH **(ELMS WARD)**

44B GLENDALE GARDENS, LEIGH ON SEA, ESSEX SS9 2AS

Erect first floor front and side extension, erect dormer to front and alter elevations (Amended Proposal)

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

This proposal is considered backland/infill development, as well as being a complete overdevelopment of the plot. In view of where the property is situated it would harm the character and appearance of the wider area, which is therefore contrary to Policy DM3. It would also result in an unacceptable harm to the residential amenity of the future occupiers.

225. LOS/19/0087 SOS/19/00364/FULM **(ST CLEMENTS WARD)**
ST CLEMENTS COURT BROADWAY WEST, LEIGH ON SEA, ESSEX SS9 1QY
Install gates to entrance

The application was discussed by the Committee and **RESOLVED TO OBJECT**

There were safety concerns with the proposal with regard to traffic waiting for the gates to open in Broadway West, stopping near a pedestrian crossing. There was insufficient information on the plans to make a comment with regard to the design of the gates. There would be an impact on the street scene

226. LOS/19/0098 SOS/19/00270/FULH **(ST. CLEMENT'S WARD)**
8 NORTH STREET, LEIGH ON SEA, ESSEX SS9 1QE
Demolish existing ground floor rear extension and erect single storey rear extension
Erect single storey rear extension (Amended Proposal)

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

227. LOS/19/0096 SOS/19/00375/FUL **(ELMS WARD)**
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH ON SEA, ESSEX SS9 1SP
Demolish existing toilets to rear and erect a single storey rear extension to extend existing café, install access ramp to rear, erect store to side and associated internal alterations

The Committee note the Council's application on the agenda

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

- LOS/19/0078 SOS/18/01476/FUL **(ELMS WARD)**
34-36 ELM ROAD, LEIGH ON SEA, ESSEX SS9 1SN
Install canopies to front with associated alterations to shop front, erect first floor extension to form replacement boiler store room, erect fire escape stair at rear, erect parapet wall and balustrade to flat roof in association with escape route only, install extract duct, flue and exhaust unit and install air conditioning unit to side elevation in association with existing restaurant (Part-Retrospective)
- LOS/19/0079 SOS/19/00290/FUL **(ELMS WARD)**
32 GLENDALE GARDENS, LEIGH ON SEA, ESSEX SS9 2AR
Extend vehicular access onto Lymington Avenue (Amended Proposal)
- LOS/19/0080 SOS/18/02146/FUL **(ELMS WARD)**
3 VICTORIA ROAD, LEIGH ON SEA, ESSEX SS9 1AU
Change of use from shop (A1) to fitness studio (D2) and erect 2 storey side /rear extension
- LOS/19/0081 SOS/19/00371/FULH **(HIGHLANDS WARD)**
37 EDINBURGH AVENUE, LEIGH ON SEA, ESSEX SS9 3SF
Erect hip to gable roof extension with dormer to rear, roof-lights to front and convert loft into habitable accommodation, erect single storey rear extension and alter side elevation
- LOS/19/0082 SOS/19/00381/FULH **(BONCHURCH WARD)**
133 ELMSLEIGH DRIVE, LEIGH ON SEA, ESSEX SS9 3DS
Demolish existing garage, erect single storey side and rear extension

- LOS/19/0084 SOS/19/00067/FULH (THAMES WARD)
[3 RAY WALK, LEIGH ON SEA, ESSEX SS9 2NP](#)
 Replace front door
 - LOS/19/0085 SOS/19/00373/AMDT (ELMS WARD)
[129 LEIGH HALL ROAD, LEIGH ON SEA, ESSEX SS9 1QY](#)
 Application to vary condition 02(Approved Plans) replace plan number 15-184-2-110B with plan number 15-184C-2-110A (Minor material Amendment to Planning Permission 16/01601/FUL dated 10.11.2016- demolish existing bungalow and erect a pair of semi-detached dwelling-houses and lay out hardstanding (Amended Proposal)
 - LOS/19/0086 SOS/19/00327/FUL (THAMES WARD)
[1356 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2UH](#)
 Render front and side elevations at ground floor to match existing first floor, replace windows to front and side elevations at ground floor
 - LOS/19/0089 SOS/19/00326/FUL (THAMES WARD)
[1356 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2UH](#)
 Erect storage unit to side (Part-Retrospective)
 - LOS/19/0090 SOS/19/00367/FULH (HERSCHELL WARD)
[20 HERSCHELL ROAD, LEIGH ON SEA, ESSEX SS9 2NH](#)
 Erect single storey rear extension
 - LOS/19/0092 SOS/19/00358/FUL (ST CLEMENT'S WARD)
[15 QUEEN'S ROAD, LEIGH ON SEA, ESSEX SS9 1AZ](#)
 Erect single storey rear and side extension
 - LOS/19/0093 SOS/19/00387/FULH (THAMES WARD)
[32 BUXTON AVENUE LEIGH ON SEA, ESSEX SS9 3UB](#)
 Erect two storey side and rear extension, single storey side extension, dormer to side and alterations to roof and elevations to form habitable accommodation in roof
 - LOS/19/0094 SOS/19/00365/FUL (ELMS WARD)
[21-23 GLENDALE GARDENS, LEIGH ON SEA, ESSEX SS9 2AP](#)
 Change of use from drama studio (Class D2) to mixed use (Class A1/A2/B1) (Amended Proposal)
 - LOS/19/0095 SOS/19/00377/FUL (BONCHURCH WARD)
[1259 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2AF](#)
 Convert part of ground and first floor from office/storage (Class B1(A) to form 9 self- contained flats (Class C3), commercial use at ground floor (Sui Generis), erect roof extension with terrace to form second floor level, layout under-croft parking to rear and alter elevations (Amended Proposal)
 - LOS/19/0097 SOS/19/0261/FULH (ST. CLEMENT'S WARD)
[17 SEAVIEW ROAD, LEIGH ON SEA, ESSEX SS9 1AT](#)
 Install replacement windows to front elevation with timber double-glazed, double hung sashes with glazing pattern and sash boxes
229. The Committee noted all other items on the agenda

The meeting closed at 8.11 pm