



Leigh-on-Sea Town Council

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Chairman: Cllr Jill Healey
Vice-Chairman: Cllr Vivien Rosier
Town Clerk: Helen Symmons PLSCC

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 15th OCTOBER 2019
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Vinice Cowell, Doug Cracknell, Paul Gilson, Caroline Parker and Andy Wilkins

In Attendance: Abbie Cotterell (Assistant Proper Officer) and 4 members of the public

The meeting opened at 7.30pm

77. APOLOGIES FOR ABSENCE

Anita Forde, Damian O'Boyle and Vivien Rosier

78. In line with the Terms of Reference any member of the Committee when unable to attend may send a substitute member of Council who shall have full voting rights. Cllr Andy Wilkins is acting substitute for Cllr Damian O'Boyle and Cllr Vinice Cowell for Vivien Rosier.

79. DECLARATION OF MEMBERS' INTERESTS

Cllr J Healey declared a pecuniary interest in item 5C (10 Ashleigh Drive) as the property is owned by a family member.

80. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 24th September 2019 were agreed and signed.

PLANNING SECTION 1

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

81. LOS/19/0319 SOS/19/01749/FULH **(HIGHLANDS WARD)**
HAYDON HOUSE, 10 UNDERWOOD SQUARE, LEIGH ON SEA, ESSEX SS9 3PB
Erect four two storey semi-detached dwelling-houses, layout parking to front and form vehicular accesses onto Underwood Square

A member of the public spoke against the application.

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposal would, by reason of its design, size, bulk, mass, siting and layout, represent a cramped form of development and an overdevelopment of the land, which is out of keeping with and detrimental to the character and appearance of the application site and the area more widely. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Policies KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1 and DM3 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

Additionally the proposed parking goes against the Southend Borough Council Design & Townscape guide section four 159 and 166. Parallel parking on the frontage will have a significant detrimental impact on the street scene.

Section 13 (Foul Sewage) on the planning application is of concern. There is no mention as to how the foul water would be disposed of. The Council need assurances that the infrastructure will be able to cope with the high volumes of waste/foul water from 2 x 4 bedroomed houses and 2 x 3 bedroom house on land where previously only 1 house existed. This would have a detrimental effect on the surrounding homes and Leigh Town Council would like the assurance that the application complies with policy DM2 of the Southend-on-Sea Development Management document (2015).

3 members of the public left the meeting.

82. LOS/19/0320 SOS/19/01821/TCA **(ST. CLEMENT'S WARD)**
LAND OPPOSITE 1-12 THE TERRACE, CHURCH HILL, LEIGH ON SEA, ESSEX SS9 2DF
Various works to nine trees comprising felling, pollarding and reducing (Application for Works to Trees in a Conservation area)

A representative from the Friends of Leigh Library Gardens spoke in favour of the application.

The application was discussed by the Committee and **RESOLVED NO OBJECTION**, however some concern was raised with the amount of litter that had collected over time and it is hoped this will also be removed.

1 member of the public 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.

Cllr J Healey left the meeting and Cllr C Parker took the chair

83. LOS/19/0310 SOS/19/01669/FULH **(ST. CLEMENT'S WARD)**
10 ASHLEIGH DRIVE, LEIGH ON SEA, ESSEX SS9 1AD
Erect part single/ part two storey rear extension with balcony

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

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

- a) LOS/19/0308 SOS/19/01656/FUL **(LEIGH ROAD WARD)**
834 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3NH
Erect additional storey to form additional gym space, erect porch extension to front, install recessed balcony to roof to front, alter elevations
- b) LOS/19/0309 SOS/19/01696/FUL **(LEIGH ROAD WARD)**
53 LEIGH CLIFF ROAD, LEIGH ON SEA, ESSEX SS9 1DN
Demolish existing dwelling and erect replacement dwelling-house with terraces to rear at first and second floor levels and garage, lay out two parking spaces to front and amenity space to rear

- d) LOS/19/0311 SOS/19/01584/FUL (ST. CLEMENT'S WARD)
1-3 THE GARDENS, LEIGH ON SEA, ESSEX SS9 2DW
Replace timber casement windows with UPVC sash windows to front elevations at properties 1-3 The Gardens
- e) LOS/19/0312 SOS/19/01738/AMDT (ST. CLEMENT'S WARD)
GRAND HOTEL, BROADWAY, LEIGH ON SEA, ESSEX SS9 1PJ
Application to vary condition 32 (Retaining chimneys), request to remove and reinstate chimney at front of building (Minor Material Amendment of Planning Permission 17/01464/FULM dated 19.12.2017)
- f) LOS/19/0313 SOS/19/01615/FULH (ELMS WARD)
126 LYMINGTON AVENUE, LEIGH ON SEA, ESSEX SS9 2AN
Erect part single/ part two storey side extension
- g) LOS/19/0314 SOS/19/01776/TPO (HIGHLANDS WARD)
17 WARREN ROAD, LEIGH ON SEA, ESSEX SS9 3TT
Reduce crown of one sycamore tree by 2.5M (Application for works to a tree covered by a Tree Preservation Order)
- h) LOS/19/0315 SOS/19/01745/FULH (LEIGH ROAD WARD)
35 HILLSIDE CRESCENT, LEIGH ON SEA, ESSEX SS9 1EP
Erect single storey rear extension
- i) LOS/19/0316 SOS/19/01742/FULH (THAMES WARD)
33 BERKELEY GARDENS, LEIGH ON SEA, ESSEX SS9 2TD
Raise ridge height, form hipped to half hipped front and rear extensions, erect single storey side extension, first floor rear extension with terrace to rear, install dormers to sides, form porch to front, alter elevations
- j) LOS/19/0317 SOS/19/01714/FUL (HIGHLANDS WARD)
1575A LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2SG
Change of use of shop (Class A1) to financial and professional services (Class A2), part change of use of ground floor from shop (Class A1) to residential (Class C3) to provide additional residential accommodation for flat 1575A London road, erect single storey side and rear extension, form basement level, erect dormers to front, sides and rear, install balcony to rear at first floor and Juliette balcony to front at first floor, alter elevations, install vehicular access onto Herschell Road (Amended Proposal)
- k) LOS/19/0318 SOS/19/01758/FULH (HIGHLANDS WARD)
27 OLIVE AVENUE, LEIGH ON SEA, ESSEX SS9 3PR
Erect first floor rear extension, replace roof to existing conservatory, alter elevations
- n) LOS/19/0321 SOS/19/01748/AMDT (BONCHURCH WARD)
1307 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2AD
Application to vary conditions 02,09,11,12 and 22 to change approved commercial units use from A2 use to A1 use (Minor Material amendment of planning permission 16/01780/FULM dated 13.07.2017)
- o) LOS/19/0322 SOS/19/01792/FULH (ST. JAMES' WARD)
49 PAVILION DRIVE, LEIGH ON SEA, ESSEX SS9 3JS
Erect single storey extension to rear

85. The Committee noted all other items on the agenda

86. ROAD TRAFFIC REGULATION ACT 1984

The Committee discussed the proposed no waiting 8am – 6pm daily on Herschell Road and **RESOLVED** no objection.

87. CONSERVATION AREA APPRAISALS

The Committee looked at the areas mentioned and have made the following comments.

It was felt the existing boundaries are suitable, but they should be clearly sign posted so people are aware when they are entering and leaving the Conservation Area. A plaque on lampposts or similar stating “you are now entering/exiting the conservation area” would make more people aware.

An important part of the Conservation Area is shop frontages. It was felt that retaining the existing shop fronts is vitally important to retain the character of the existing buildings and area more widely. Additionally we need to look at protecting up as well as the ground floor. Historic building fronts on first floors, second floors etc also need to be retained.

There is some balance needed to ensure we retain what we have but also to move with the times is necessary. We need to retain the character and appearance of the area wherever possible, but some things are more of a necessity, like a defibrillator which could save a life.

There are a number of buildings that currently have no locally listing as far as we are aware and members felt the Leigh Community Centre, the Coal Hole (35-36 High Street) and the Leigh Sailing Club should all be looked at with the possibility of becoming a locally listed building.

The meeting closed at 8.36 pm