



# Leigh-on-Sea Town Council

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Chairman: Cllr Richard Herbert  
Vice Chairman: Cllr Carole Mulroney  
Town Clerk: Paul Beckerson

## MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD ON TUESDAY, 23<sup>rd</sup> FEBRUARY 2016 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Caroline Parker (Chairman) (until Min 316), Donald Fraser, Richard Herbert, Carole Mulroney, Declan Mulroney (until Min 306), Ron Owen, Helen Robertson

In Attendance: Cllr Valerie Morgan (until Min 306), 21 Members of Public (for Mins 304, 305 and 306), Cllr Bernard Arscott (SBC), Paul Beckerson (Town Clerk)

### ***The meeting opened at 7.30pm***

#### 300. APOLOGIES FOR ABSENCE

Cllr Patrick Fox

#### 301. DECLARATION OF MEMBERS' INTERESTS

***Cllr Carole Mulroney declared a non-pecuniary interest in Minutes 304 and 315 as a member of the Leigh Society Committee.***

#### 302. LICENSING APPLICATIONS

None

#### 303. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning, Highways and Licensing Committee Meeting held on the 9<sup>th</sup> February 2016 were agreed and signed as a correct record.

#### PLANNING APPLICATIONS

#### 304. LOS/16/0052 SOS/16/00073/FUL

##### **9 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2DY (St Clement's Ward)**

Demolish existing garage and erect 4 semi-detached dwelling-houses with balconies to rear, layout amenity space, parking and form new vehicular access onto Laurel Close.

### ***Adjourned to hear from members of the public***

A spokesman spoke on behalf of the objectors present outlining the following objections: Overdevelopment and out of keeping with surrounding properties by reason and height and mass; the south facing balconies will overlook neighbouring properties.

### ***Meeting reconvened***

#### **Objection**

The proposal represents back land development, the balconies will overlook neighbouring properties causing a loss of privacy, the finishing materials being white render were considered inappropriate in a conservation area, the size and scale of the proposal are

overbearing and obtrusive on the street scene, there would be additional parking stress in Laurel Close together with possible land stability issues on the site.

305. LOS/16/0044 SOS/16/00025/FUL  
**104 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JN (Herschell Ward)**  
Demolish existing dwelling-houses at 104 - 106 Salisbury Road, erect three dwelling-houses and form additional vehicular access onto Salisbury Road. (Amended Proposal).

***Adjourned to hear representations from the public***

Residents considered the proposal overbearing with a loss of light and outlook and detrimental to their amenity.

***Meeting reconvened***

**Objection**

The proposed development would as a result of its siting in close proximity to the northern and southern boundaries, together with the proposed depth, height and mass, result in a loss of light, outlook and sense of enclosure to the occupants of the properties within Salisbury Court and No. 98 Salisbury Road to the detriment of their residential amenity.

306. LOS/16/0058 SOS/16/00071/FULH  
**7 ORMONDE GARDENS, LEIGH-ON-SEA, ESSEX, SS9 3RG (Highlands Ward)**  
Erect second floor to form a two storey dwelling, erect single storey rear extension, erect porch to side with access ramp and alter elevations (Amended Proposal).

***Adjourned to hear representations from the public***

The resident considered the proposal overbearing and represented overdevelopment of the property and was the loss of a bungalow.

***Meeting reconvened***

**Objection**

The proposed development would have an overbearing impact on the outlook of the neighbouring property to the south (9 Ormonde Gardens) and therefore cause material harm to residential amenity.

***Cllrs Declan Mulrone and Valerie Morgan left the meeting***

307. LOS/16/0045 SOS/16/00067/FULH  
**34 VERNON ROAD, LEIGH-ON-SEA, SS9 2NG (Herschell Ward)**  
Erect single storey side and rear extension, form roof extension with dormers to side and Juliette balcony to rear, alter elevations.

**No Objection**

308. LOS/16/0055 SOS/16/00101/FUL  
**166 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LP (Herschell Ward)**  
Erect conservatory and single storey extension to rear (Part Retrospective).

**No Objection**

309. LOS/16/0046 SOS/15/01878/FUL  
**WESTGATE, 73A CHALKWELL PARK, LEIGH-ON-SEA, SS9 1NH (Leigh Road Ward)**  
Install dormer to form habitable accommodation at rear.

**No Objection**

310. LOS/16/0054 SOS/16/00102/FULH  
**33 CLIFFSEA GROVE, LEIGH-ON-SEA, SS9 1NG (Leigh Road Ward)**  
Erect conservatory to rear.
- No Objection**
311. LOS/16/0060 SOS/16/00214/FUL  
**58 LEIGH CLIFF ROAD, LEIGH-ON-SEA, ESSEX, SS9 1DN (Leigh Road Ward)**  
Demolish part of existing side elevation, erect porch to front and side, erect two storey rear extension with juliette balconies, raise height of roof to form self-contained flat, erect two dormer windows to side and one dormer window to front, install roof lights to side and alterations to parking layout to front (amended proposal).
- No Objection**
312. LOS/16/0061 SOS/16/00172/FULH  
**4 LEIGH PARK CLOSE, LEIGH-ON-SEA, ESSEX, SS9 2LS (Herschell Ward)**  
Erect hip to gable roof extensions, rear dormer with juliette balcony, single storey side and rear extension and install roof light, part single/part two storey side extension and first floor front extension.
- Objection**
- The Dormer was considered too large with the overall proposal overdevelopment of the site and out of keeping with the street scene.
313. LOS/16/0047 SOS/16/00050/ADV  
**1223 LONDON ROAD, LEIGH-ON-SEA, SS9 3JB (St James Ward)**  
Install one internally illuminated fascia sign above ATM and internally illuminated ATM surround.
- No Objection**
314. LOS/16/0063 SOS/15/02001/FYULH  
**78 CHELTENHAM DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3EH (St James Ward)**  
Demolish existing conservatory and erect single storey rear extension.
- No Objection**
315. LOS/16/0057 SOS/16/00098/FUL  
**HSBC BANK, 26 BROADWAY, LEIGH-ON-SEA, SS9 1AN (St Clement's Ward)**  
Install replacement ATM to front elevation.
- No Objection**
316. LOS/16/0053 SOS/16/00093/FULH  
**237 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, SS9 3TN (Highlands Ward)**  
Demolish existing carport to side and erect a two storey side extension and first floor rear extension.
- No Objection**
- Cllr Caroline Parker left the meeting, Cllr Richard Herbert took the Chair***
317. LOS/16/0056 SOS/16/00068/FULH  
**105 WESTERN ROAD, LEIGH-ON-SEA, SS9 2PB (Thames Ward)**  
Erect first floor side extension, erect hip to gable roof extension, convert loft into habitable accommodation with dormer to rear and roof lights to front.
- Objection**
- The proposed Dormer was considered to be large and obtrusive in the roof scape.

318. LOS/16/0059 SOS/15/02165/FULH  
**105 SOUTHSEA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2BH (Elms Ward)**  
Erect single storey rear extension, replace flat roof of rear extension to pitched roof and alter elevations.

**No Objection**

319. LOS/16/0062 SOS/16/00176/FULH  
**56 TORQUAY DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1SE (Elms Ward)**  
Erect single storey side and rear extension (amended proposal).

**No Objection**

320. PLANNING & LICENSING PDG MEETINGS OUTCOME – (Appendix 1 to the agenda)

The Guidance and Advice Sections in the Appendix were withdrawn and deferred to a future meeting.

Members considered the content of section 2 of the appendix and **RESOLVED** to adopt the procedures outlined below and that they are trialled for a six month period and reviewed at the end of the trial.

**The Committee Meetings**

- a) **That clear written guidance on Planning Committee procedures at LTC and Southend-on-Sea Borough Council (SBC) be made available to applicants at the Community Centre and website.**
- b) **That all Councillors, whether members of this Committee or not, are called upon to consider applications in their ward, with the ability to call these in for Planning Committee consideration or pass comment to the Chairman.**
- c) **That the Committee's responses to SBC be considered in the following order and be restricted to:-**
  - i) Applications where members of the public attend and request to be heard.
  - ii) Applications of a controversial nature or with implications for Leigh as whole; large scale developments or those affecting the public realm.
  - iii) Applications where the Council has received objections from the public or that have been "called in" by a councillor for consideration (reasons to be given).

321. ELM ROAD CAR PARK

The Committee **noted** the item.

***The meeting closed at 9.10pm***