



Leigh-on-Sea Town Council

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Chairman: Cllr Carole Mulroney
Vice Chairman: Cllr Helen Robertson
Town Clerk: Paul Beckerson

MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD AT 7.30PM ON TUESDAY 25th OCTOBER 2016 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGHONSEA

Present: Cllrs: Helen Robertson (Chairman), Karen Bowden, Donald Fraser, Patrick Fox, Jill Healey, Richard Herbert, Jane Ward

In Attendance: Cllr: Valerie Morgan & Carole Mulroney, Abbie Cotterell (Junior Administrator), 11 members of the public

The meeting opened at 7.30 pm

APOLOGIES FOR ABSENCE

Cllr: Caroline Parker

142. DECLARATION OF MEMBERS INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in LOS/16/0277 as his son lives opposite.

Cllr Richard Herbert declared a non-pecuniary interest in LOS/16/0270 as he lives nearby.

Cllr Patrick Fox declared a non-pecuniary interest in LOS/16/0285 as his parents live nearby.

Cllr Carole Mulroney declared she wouldn't be taking part in the meeting, as she is a Southend Borough Councillor.

143. TO APPROVE MINUTES OF THE MEETING ON 11th OCTOBER 2016

The minutes of 11th October 2016 were agreed and signed by the Chairman.

144. SPEEDING IN BROADWAY

The Committee **RESOLVED** to ask Southend Borough Council to consider installing a crossing in between the two existing crossings, somewhere in the region of Scott & Stapleton.

1 member of the public left the meeting

LICENSING

145. There were no licensing applications

PLANNING SECTION 1

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

Cllr Richard Herbert left the meeting

Michael Calder from Phase 2 Planning spoke about the application, and tried to answer any questions from members of the public.

146. LOS/16/0270 SOS/16/01756/FULM

CAR WASH 120 BROADWAY LEIGH ON SEA ESSEX SS9 1AA

Demolish Existing Buildings and Erect 20 Self-contained Flats with Balconies and Terraces, 445 Sqm of Commercial Floor-space, Basement Parking, Public Realm Enhancements, Associated Works and Install New Vehicular Access onto Victor Drive to 114-120 Broadway

Objection

Leigh Town Council wishes to object to this application with the following points:

- It would be an over development, and out of keeping with the street scene
- This is a very busy 4 way junction, which includes a 1 way street. Extra traffic movement could be hazardous to other road users and pedestrians.
- Deliveries to the ground floor commercial businesses could cause an issue with blocking the road, as there would be no parking available for this.
- The materials used for the 4th and 5th floor are also out of keeping. We would prefer there not to be a 4th and 5th floor.
- It would have an effect on neighbouring properties with regards to a loss of privacy, and they would be overlooked.

Cllr Richard Herbert returned to the meeting

4 members of the public left the meeting

147. LOS/16/0271 SOS/16/01693/FUL

104-106 SALISBURY ROAD, LEIGH ON SEA, ESSEX, SS9 2JN

Demolish Existing Dwelling-houses at 104- 106 Salisbury Road, Erect Three Dwelling-houses with Garages to Rear and Alter Existing Vehicular Crossovers onto Salisbury Road (Amended Proposal)

Objection

The proposed development would cause a loss of light to neighbouring properties. The plans are of a poor design, and not in keeping with the street scene. There is also no sufficient off street parking, and a loss of on street parking.

There would be a loss of 2 more bungalows, of which there is a limited, and fast dwindling, supply in the Borough.

3 members of the public left the meeting

148. LOS/16/0282 SOS/16/01730/AMDT

12 MARINE CLOSE, LEIGH ON SEA, ESSEX, SS9 2RD

Application to vary condition 03 and 04 details of samples and parking construction of planning permission 11/01435/FUL allowed on appeal 17/05/2012

Objection

The proposal would be out of keeping with the street scene, as well as out of character with the surrounding properties.

2 members of the public left the meeting

149. LOS/16/0283 SOS/16/01782/FULH

85 HERSCHELL ROAD, LEIGH ON SEA, ESSEX, SS9 2PU

Erect two dormer windows to front elevation.

No objection

1 member of the public left the meeting

PLANNING SECTION 2

APPLICATIONS OF A CONTROVERSIAL NATURE OR WITH IMPLICATIONS FOR LEIGH AS A WHOLE; LARGE SCALE DEVELOPMENTS OR THOSE AFFECTING THE PUBLIC REALM.

150. LOS/16/0272 SOS/16/01780/FULM
1307 LONDON ROAD, LEIGH ON SEA, ESSEX, SS9 2AD
Demolish Existing Building and Erect Three Storey building Comprising of 16 Self- Contained flats on First and Second Floor with Balconies and Roof Terrace with Retail Unit on Ground floor, Lay Out Parking, Bin store and Alter Vehicular Access at 1307-1313 London Road

No objection

The Committee would request that Southend Borough Council are sure that the infrastructure can cope with the development.

PLANNING SECTION 3

APPLICATIONS WHERE THE COUNCIL HAS RECEIVED OBJECTIONS FROM THE PUBLIC OR THAT HAVE BEEN "CALLED IN" BY A COUNCILLOR FOR CONSIDERATION.

151. LOS/16/0280 SOS/16/01824/PA3COU
13 RECTORY GROVE, LEIGH ON SEA, ESSEX, SS9 3QH
Change of use from shop (class A1) to restaurant (class A3) (prior approval).

Objection

The change of use from a shop to a restaurant would lead to an increase in noise disturbance to neighbours. There would be a lack of ventilation in the kitchen.

We also object the loss of a daytime commercial/retail establishment.

152. LOS/16/0276 SOS/16/01627/FULH
12 CRANLEIGH DRIVE, LEIGH ON SEA, ESSEX, SS9 1SY
Erect outbuilding in rear garden

No objection

Cllr Donald Fraser left the meeting

153. LOS/16/0277 SOS/16/01724/FULH
16 BURNHAM ROAD, LEIGH ON SEA, ESSEX, SS9 2JU
Convert garage into habitable accommodation and alter front elevation (amended proposal)

No objection

Cllr Donald Fraser returned to the meeting

154. LOS/16/0281 SOS/16/01866/TPO
HAYDON HOUSE, 10 UNDERWOOD SQUARE, LEIGH ON SEA, ESSEX, SS9
Crown reduction by 4-5m to five oak trees (works covered by a tree preservation order).

Leigh Town Council have been made aware that this work has already been carried out.

155. LOS/16/0284 SOS/16/01645/FUL
149 LEIGH ROAD, LEIGH ON SEA, ESSEX, SS9 1JF
Erect second floor to provide two self-contained flats, erect three storey rear extension, ground floor parking, refuse store and juliette balconies to rear elevation and terraced area to front and side (147-149 Leigh Road) (amended proposal).

Objection

While the second storey is now set back on the front elevation, the proposal is still too bulky and overbearing to the surrounding properties.

The drawings that show the roofline of the neighbouring properties are misleading.

156. LOS/16/0285 SOS/16/01760/FULH
78 HADLEIGH ROAD, LEIGH ON SEA, ESSEX, SS9 2LZ
Raise roof height to form habitable accommodation in roof, dormer to rear and alterations to front, side and rear elevations (amended proposal).

Objection

Overdevelopment due to size and bulk of dormers. Out of keeping with the street scene, as will be the only 3 storey house in Hadleigh Road, as by raising the roof line it is an extra storey not just a loft conversion.

157. LOS/16/0286 SOS/16/01785/FUL
5 LEIGH HILL, LEIGH ON SEA, ESSEX, SS9 2DR
Change of use from shop (class A1) to self-contained flat (class c3) and alter front elevation (amended proposal)

No objection

158. The Committee has **no objections** to the following application:

LOS-16-0273 SOS/16/01682/FULH
26 BUXTON AVENUE LEIGH ON SEA ESSEX SS9 3UB
Erect First Floor Front and Rear Extensions, Alter Elevations and Extend Existing Vehicular Access (Amended Proposal)

LOS-16-0274 SOS/16/01743/FULH
9 THE GARDENS LEIGH ON SEA ESSEX SS9 2DW
Erect Single Storey Rear Extension and Alter Side Elevation (Amended Proposal)

LOS-16-0278 SOS/16/01747/FULH
36 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX, SS9 2DU
Extend existing cellar to form basement at rear and alter elevations.

LOS-16-0279 SOS/16/01725/FULH
22 BELFAIRS DRIVE, LEIGH ON SEA, ESSEX, SS9 3AA
Erect first floor to form dwellinghouse

LOS-16-0287 SOS/16/01771/FULH
53 MARGUERITE DRIVE, LEIGH ON SEA, ESSEX, SS9 1NN
Erect single storey rear extension.

LOS-16-0288 SOS/16/01753/FULH
20 WEST STREET, LEIGH ON SEA, ESSEX, SS9 1QG
Erect single storey rear infill extension (amended proposal).

159. The Committee noted the following General Permitted Development Applications:

LOS/16/0275 SOS/16/01867/GPDE

156 HADLEIGH ROAD LEIGH ON SEA ESSEX SS9 2LP

Erect single storey rear extension, projecting 3.6m beyond the existing rear wall of the dwelling, 3m high to eaves and with a maximum height of 3.6m.

160. The Committee noted the following Lawful Development Certificates:

SOS/16/01635/CLP

57 COTTESMORE GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2TF

Hipped to gable roof extension to form habitable accommodation in roof with dormer and Juliette balcony to rear (lawful development certificate – proposed)

SOS/16/01700/CLP

81 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, ESSEX, SS9 3TQ

Hipped to gable roof extension to side to form habitable accommodation in roof with dormer and Juliette balcony to rear, roof lights to front and alter elevations (certificate of lawfulness – proposed)

161. PLANNING & LICENSING PDG MEETINGS OUTCOME

The Committee **RESOLVED** to use the pre-application discussions. Cllr Donald Fraser is against any pre-application discussions.

The Committee deferred the Guidance and Advice section to a future meeting. Cllr Helen Robertson will amend the document, and it will be added to a future agenda.

162. PLANNING BUDGET 2017-18

The planning budget 2017-18 was withdrawn and deferred to the meeting on the 8th November 2016. Cllr Richard Herbert will liaise with the Town Clerk.

The meeting closed at 9.21