



# 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 8<sup>th</sup> NOVEMBER 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, Caroline Parker (until min 169), Jane Ward

In Attendance: Paul Beckerson (Town Clerk), 2 members of the public

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

**APOLOGIES FOR ABSENCE**

There were none

**163. DECLARATION OF MEMBERS' INTERESTS**

There were none

**164. TO APPROVE MINUTES OF THE MEETING ON 25<sup>th</sup> OCTOBER 2016**

The minutes of 25<sup>th</sup> October 2016 were agreed and signed by the Chairman.

**LICENSING**

165. There were no licensing applications

**PLANNING SECTION 1**

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

166. LOS -16-0281 SOS/16/01866/TPO (HIGHLANDS WARD)  
**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)

A member of the public who occupied the neighbouring property made representations. The previous statement that the work had already been undertaken was incorrect. The trees were part of an ancient hedgerow and continued down Lime Avenue. He believed the site was being cleared prior to redevelopment. There was no Arboriculturist evidence in the application as to why the work needed to be carried out.

**Objection**

The Committee wished to see the trees preserved as they were, unless evidence could be provided to support the proposed works and requested that the SBC Arboriculturist give an opinion.

167. LOS-16-0299      SOS/16/01857/FULH      (ELMS WARD)  
**GARAGES ADJOINING 56 DAWLISH DRIVE LEIGH ON SEA ESSEX SS9 1QX**  
Demolish existing garage and erect dwelling house on land adjacent to 56 Dawlish Drive, layout parking to front and amenity space at rear (amended proposal)

A member of the public made representations regarding the loss of on street parking and increased parking stress. The Committee considered the plot of land very small to accommodate a development. The Committee had objected previously but for some reason it did not form part of the SBC Officer's report.

**Objection**

It was considered that this was an inappropriate development and detracted from the street scene. The infill was undesirable and projected from the main building line. The proposed drive way would create a loss of on street parking in an area suffering from parking stress.

**2 members 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.**

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.**

168. LOS-16- 0296      SOS/16/01703/ FUL (THAMES WARD)  
**1356 LONDON ROAD LEIGH ON SEA ESSEX SS9 2UH**  
Erect Single Storey Front and Side Extension to Enclose Existing Seating Area (Part-Retrospective Amended Proposal)

**Objection**

The application for the extensions should not be granted and enforcement action taken to remove them. Granting permission would in the Committee's view create a dangerous precedent.

169. LOS-16- 0292      SOS/16/01931/TPO      (BONCHURCH WARD)  
**50 EASTWOOD ROAD LEIGH ON SEA ESSEX SS9 3AB**  
Fell One Ash Tree (T1) (Application for Works to Trees Covered by a Tree Preservation Order)

**No Objection**

The SBC Arboriculturist be asked to give an opinion on the proposed works.

***Cllr Caroline Parker left the meeting***

170. LOS-16-0295      SOS/16/01256/FUL (ST JAMES' WARD)  
**23 BLENHEIM CRESCENT LEIGH ON SEA ESSEX SS9 3DT**  
Demolish Existing Bungalow and Erect Three Attached Two Storey Dwelling-houses, Lay Out Parking at Front and Rear and From Vehicular Access onto Blenheim Crescent)

### Objection

The Committee regret the loss of a bungalow. The plan to place three houses on the plot was considered to be overdevelopment. The design was considered to be poor and would result in the loss of on street parking.

171. LOS-16-0297        SOS/16/01734/FUL (BONCHURCH WARD)  
**BRIARWOOD HOUSE 72 BLENHEIM CHASE LEIGH ON SEA ESSEX SS9 3BH**  
Demolish Existing Garage, Erect Two Storey Dwelling-house on Land Rear of 72 Blenheim Chase with Juliette Balconies to Front at First Floor, Install Bin store and Form Layout Parking

### Objection

The proposal was out of keeping with the street scene, of poor design with a flat roof together with overdevelopment of the site.

172. LOS-16-0230        SOS/16/01869/FULH        (ST CLEMENTS WARD)  
**16A CLIFF PARADE LEIGH ON SEA ESSEX SS9 1AS**  
Demolish existing two storey bay windows to front and erect two storey bay window with glazed door to front at ground floor, erect single storey rear extension, hipped to gable roof extension to side to form habitable accommodation in roof with dormer to rear and roof lights to front, form balcony to front and alter elevations (amended proposal)

### Objection

The Committee considers the conversion of the current hipped roof to a gable end inappropriate.

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

LOS -16-0289        SOS/16/01802/FULH        (THAMES WARD)  
**74 THAMES DRIVE, LEIGH ON SEA, ESSEX, SS9 2XD**  
Erect replacement garage to side elevation

LOS -16-0290        SOS/16/01729/ FULH        (BONCHURCH WARD)  
**WHITEHALL 88 BLENHEIM CHASE LEIGH ON SEA ESSEX SS9 3BH**  
Erect Single Storey Extension

LOS-16 -0293        SOS/16/ 01836/ AMDT (BONCHURCH WARD)  
**237 STATION ROAD LEIGH ON SEA ESSEX SS9 3BP**  
Application to Vary Condition 03 (Materials) (Minor Material Amendment to Planning Permission 16/00252/FUL dated 13/4/2016 Change Colour of Roof Tiles and Windows)

LOS-16-0294        SOS/16/01740/FUL (HERSHCELL WARD)  
**225 HADLEIGH ROAD LEIGH ON SEA ESSEX SS9 2LR**  
Form Layout Parking and Install Vehicular Access on to Hadleigh Road

LOS-16-0298        SOS/16/01816/FULH        (THAMES WARD)  
**25 CHAPMANS WALK LEIGH ON SEA ESSEX SS9 2UZ**  
Form Pitched Roof to Rear of Existing Garage and Alter Rear Elevation

LOS-16-0301        SOS/16/01906/FULH        (HIGHLANDS WARD)  
**94 OLIVE AVENUE LEIGH ON SEA ESSEX SS9 3QE**  
Erect Single Storey Rear Extension, projecting 4m Beyond the Existing Rear Wall of the dwelling, 2.9m High to Eaves and with a maximum height of 4m.

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

LOS-16-0291        SOS/16/01887/GPDE  
**56 EDINBURGH AVENUE LEIGH ON SEA SS9 3SG**

Erect Single Storey Rear Extension, Projecting 4M Beyond the Existing Rear Wall of the Dwelling, 2.9M High to Eaves and with a Maximum Height of 4m

175. A GUIDE TO LEIGH TOWN COUNCIL PLANNING (Appendix 1 to the agenda)

The Committee **RESOLVED** to approve the guidance for publication on the website and asked the Planning Clerk to laminate two copies for use at future meetings.

176. PLANNING BUDGET 2017-18 (Appendix 2 to the agenda)

The Committee **RESOLVED** to agree the budget and recommend it the Policy and Resources and Council.

***The meeting closed at 8.38pm***