



Leigh-on-Sea Town Council

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Chairman: Cllr Carole Mulrone
Town Clerk: Paul Beckerson - Helen Symmons (Acting)

MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD AT 7.30PM ON TUESDAY 28th FEBRUARY 2017 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Donald Fraser (Chairman), Jill Healey (Vice-Chairman), Patrick Fox (from minute 249) and Jane Ward

In Attendance: Cllrs: Carole Mulrone (as a non-participant), and Vivien Rosier. Helen Symmons (Acting Town Clerk), Abbie Cotterell (Junior Administrator), 11 members of the public.

The meeting opened at 7.30 pm

245. APOLOGIES FOR ABSENCE

Cllrs: Karen Bowden, Richard Herbert and Caroline Parker

246. DECLARATION OF MEMBERS' INTERESTS

Cllr C Mulrone 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 and the booklet titled 'Saving Haydon House' contained pieces written by Cllr C Mulrone for the Leigh Society.

247. TO APPROVE MINUTES OF THE MEETING ON 14th FEBRUARY 2017

The minutes of 14th February 2017 were agreed and signed by the Chairman.

248. LICENSING APPLICATIONS

None

PLANNING SECTION 1

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

249. LOS-17- 0034 SOS/17/00234/FUL (HIGHLANDS WARD)

HAYDON HOUSE 10 UNDERWOOD SQUARE LEIGH ON SEA ESSEX SS9 3PB

Demolish Existing Dwelling-house and Erect 4 Two Storey Dwelling- Houses Form Vehicular Accesses onto Underwood Square

The Chairman invited members of the public to speak, they raised their concerns of the overdevelopment, parking pressure, loss of greenery and the affect that would have on the local wildlife as well as the flood potential.

Cllr Fox joined the meeting

OBJECTIONS RESOLVED AS FOLLOWS:

a) Overdevelopment

The plan to place four five bedroom houses on the plot is considered to be an overdevelopment. It is noted that in effect they are 3 storey properties.

b) Design

Haydon House is a unique building in a unique residential area.

The design of the development is considered to be misleading, as it fails to show the 5° slope of the land, the result being overbearing on number 11 Underwood Square which being set to the North of the development would be overshadowed by a 10M chimney and be lower than the development thus suffering loss of light. The current design does not take policy C11 into consideration.

c) Parking Stress

There would be a loss of 4 on street parking spaces which would be detrimental to an area that already suffers from parking stress.

Underwood Square is a busy residential area with existing on street parking strains as a result of flat developments in the area and a busy church hall.

d) Environment

The development will result in a loss of all greenery from the plot except the trees covered by a TPO, thus disregarding policy C14. Badgers, bats, and muntjac deer are regularly spotted around Haydon House being a green corridor from Belfairs Woods. The proposed removal of the holly hedge may cause issues as it also has a dense ecology.

Haydon House is situated in a flood prone area due to the proximity of Prittle Brook. The proposed development is likely to exacerbate the issue.

In the opinion of Leigh Town Council Haydon House should be a locally listed building and requests that Southend Borough Council consider this.

Cllr C Mulroney left the meeting along 11 members of public.

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.

250. LOS-17-0026 SOS/16/01991/FULH (HIGHLANDS WARD)

53 EATON ROAD LEIGH ON SEA ESSEX SS9 3PF

Form Hipped To Gable Roof, Increase the Height of the Roof, Erect Part Single and Part Two Storey Rear Extension, Install Dormer to Rear with Juliette Balcony to Form Habitable Accommodation in Roof (Amended Proposal)

The Committee **RESOLVED TO OBJECT** on the basis that the proposal is overbearing and dominant. It would overlook neighbouring gardens and cause a lack of privacy.

251. LOS- 17-0032 SOS/17/00210/FUL (ELMS WARD)

GARAGES ADJOINING 56 DAWLISH DRIVE LEIGH ON SEA ESSEX SS9 1QX

Demolish Existing Garage and Erect Dwelling-House with Juliette Balcony to Rear at Ground Floor, Layout Parking to Front and Amenity Space At Rear (Amended Proposal)

The Committee **RESOLVED TO OBJECT** on the basis that there are no substantial changes to the amended proposal. This is an inappropriate development and detracted from the street scene. The infill was undesirable and projected from the main building line. The proposed

driveway would create a loss of on street parking in an area already suffering from parking stress. It would also cause a loss of light to neighbouring properties.

252. LOS- 17- 0037 SOS/17/00247/FULH (THAMES WARD)

4 CANVEY ROAD LEIGH ONSEA ESSEX SS9 2NN

Erect Part Single/Part Two Storey Rear Extension, Install Dormers to Side and Rear

The Committee **RESOLVED TO OBJECT** on the basis the proposed plan is out of proportion with other properties in that area. It is a significant overdevelopment and out of character for a development within a Conservation Area.

253. The Committee has **NO OBJECTIONS** to the following applications:

a) LOS -17- 0027 SOS/17/00156/FULH (THAMES WARD)

42 MEDWAY CRESCENT LEIGH ON SEA ESSEX SS9 2UY

Erect Single Storey Rear and Side Extension

b) LOS-17-0028 SOS/17/00181/FUL (LEIGH ROAD WARD)

188 LEIGH ROAD LEIGH ON SEA ESSEX SS9 1BT

Erect Single Storey Rear Extension, Alterations to Front and Side Elevations

c) LOS-17-0029 SOS/17/00232/FULH (BONCHURCH WARD)

19 BELFAIRS DRIVE LEIGH ON SEA ESSEX SS9 3AA

Demolish Conservatory and Erect Single Storey Extension to Rear

d) LOS-17-0030 SOS/17/00228/AMDT (ST. CLEMENTS' WARD)

18 HILLSIDE ROAD LEIGH ON SEA ESSEX SS9 2DT

Application to Vary Condition 02 (Approved Plans) To Amend Roof-light Design (Minor Material Amendment of Planning Application of 16/01002/FULH, Erect Single Storey Side and Rear Extension, Roof Light to Front and Alter Elevations Dated 22.08.16)

e) LOS-17-0035 SOS/17/00251/FUL (HERSCHELL WARD)

41A BURNHAM ROAD LEIGH ON SEA ESSEX SS9 2JT

Form Hardstanding and Install Vehicular Access onto Hadleigh Road

f) LOS-17-0036 SOS/17/00255/FUL (LEIGH ROAD WARD)

3A WOODFIELD ROAD LEIGH ON SEA ESSEX SS9 1EL

Erect Dormer to Rear, Install Roof Light to Front, Alter Roof to Rear To Form Roof Terrace With Glass Balustrade (Amended Proposal)

g) LOS-17-0039 SOS/17/00201/FULH (ELMS WARD)

97 DAWLISH DRIVE LEIGH ON SEA ESSEX SS9 1QS

Convert garage into habitable accommodation, erect part Single /Part Two Storey Side Extension and Extend Vehicular Access on to Dawlish Drive (Amended Proposal)

254. The Committee **NOTED** the following General Permitted Development Applications:

a) LOS-17-0031 SOS/17/00196/GPDE (HIGHLANDS WARD)

55 BRAEMAR CRESCENT LEIGH ON SEA ESSEX SS9 3RJ

Erect Single Storey Rear Extension, Projecting 3.3M beyond the Existing Rear Wall of the Dwelling, 2.55M High To Eaves and With a Maximum Height of 3.8M

b) LOS-17-0033 SOS/17/00290GPDE (THAMES WARD)

204 WESTERN ROAD LEIGH ON SEA ESSEX SS9 2PJ

Erect Single Storey Rear Extension, Projecting 6M beyond the Existing Rear Wall of the Dwelling, 3M High to Eaves and with a Maximum Height of 3.4M

c) LOS-17-0038 SOS/17/00242/GPDE (LEIGH ROAD WARD)

53 MARGUERITE DRIVE LEIGH ON SEA ESSEX SS9 1NN

Erect Single Storey Rear Extension, Projecting 4M beyond the Existing Rear Wall of the Dwelling, 3M High to Eaves and with a Maximum Height of 3.783M

- d) LOS-17-0040 SOS/17/00291/GPDE (ST.CLEMENT'S WARD)

82 PALL MALL LEIGH ON SEA ESSEX SS9 1RG

Erect Single Storey Rear Extension, Projecting 4.8M beyond the Existing Rear Wall of the Dwelling, 3M High to Eaves and with a Maximum Height of 3.8M

The meeting closed at 8.25pm