



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 14th MARCH 2017 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Donald Fraser (Chairman), Jill Healey (Vice-Chairman), Caroline Parker (from minute 257) and Jane Ward

In Attendance: Cllr Carole Mulrone (as a non-participant). Helen Symmons (Acting Town Clerk), Abbie Cotterell (Junior Administrator), 2 members of the public.

The meeting opened at 7.28 pm

255. APOLOGIES FOR ABSENCE

Cllrs: Karen Bowden, Patrick Fox and Richard Herbert

256. 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.

257. TO APPROVE MINUTES OF THE MEETING ON 28th FEBRUARY 2017

The minutes of 28th February 2017 were agreed and signed by the Chairman.

Following the signing of the minutes the Acting Town Clerk gave a report relating to Haydon House, 10 Underwood Square further to minute 249 (Appendix 1).

PLANNING SECTION 1

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

258. LOS-17- 0 LOS-17-0049 SOS/17/00248/BC4M (ST. CLEMENT'S WARD)

[THEOBALDS WHARF ALLEY DOCK LEIGH ON SEA ESSEX SS9 2EN](#)

Relocate Existing Storage Containers, Erect Storage Warehouse and Extend Timber Fence (Retrospective)

A member of the public was invited to address the meeting.

The Committee **RESOLVED NO OBJECTION.**

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.

259. LOS LOS-17-0044 SOS/17/00288/FULH (BONCHURCH WARD)

10 TANKERVILLE DRIVE LEIGH ON SEA ESSEX SS9 3DF

Raise Ridge Height, Extend Roof at Rear, Erect Single Storey Side Extension, Part Single/Part Two Storey Rear Extension, Install Window to Front and Juliette Balcony to rear and Alter Elevations.

The application was discussed.

The Committee **RESOLVED NO OBJECTION.**

260. LOS- LOS-17 00054 SOS/174/00186/FUL (ELMS WARD)

1184 LONDON ROAD LEIGH ON SEA ESSEX SS9 2AH

Erect Two Storey Rear Extension, Alter Rear External Staircase, Erect Pitched Roof to Existing Detached Garage to Provide Storage Area in Roof and Alter Elevations

The Committee **RESOLVED NO OBJECTION.**

261. LOS- 17- LOS-17-0047 SOS/17/00314/TPO (ST. CLEMENT'S WARD)

29 HADLEIGH ROAD LEIGH ON SEA ESSEX SS9 2DY

Prune Two Yew Trees (Works to Trees Covered By a Tree Preservation Order)

The application was discussed.

The Committee **RESOLVED NO OBJECTION.**

262. LOS-17-0050 SOS/1700327/FUL (LEIGH ROAD WARD)

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)

The application was discussed.

The Committee **RESOLVED TO OBJECT** on the basis there has been no substantial change to the plans. The proposal is still too bulky and overbearing to the surrounding properties and our previous objection remains.

263. LOS-17-0055 SOS/17/00347/FUL (ST. CLEMENT'S WARD)

BELTON LODGE 20 BELTON GARDENS LEIGH ON SEA ESSEX SS9 2EJ

Erect Part Two/ Part three Storey Semi- Detached Dwelling and Layout Parking

The application was discussed.

The Committee **RESOLVED TO OBJECT** on the basis of the larger foot print and the 3 storeys. They would prefer the size of the proposed development to be in line with the historic permission given.

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

4 CANVEY ROAD LEIGH ON SEA ESSEX SS9 2NN

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

The Committee did not discuss this item as it is the same application as previously discussed minute 252, 28th February 2017 and our objection has been lodged.

265. LICENSING APPLICATIONS

SOUTHEND KEBAB AND PIZZA HOUSE 1305 LONDON ROAD LEIGH ON SEA ESSEX SS9 2AD

The Committee **RESOLVED NO OBJECTION.**

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

- a) LOS-17- 0041 SOS/17/00116/FULH **(THAMES WARD)**
37 MARINE CLOSE LEIGH ON SEA ESSEX SS9 2RE
Erect Single Storey Side Extension, Raise Roof of Garage and Alter Elevations
- b) LOS-17-0042 SOS/17/00289/FULH **(ELMS WARD)**
6 RONALD HILL GROVE LEIGH ON SEA ESSEX SS9 2JB
Demolish Existing Rear Conservatory, Erect Single Storey Rear Extension and Alter
- c) LOS-17-0045 SOS/17/00189/FULH **(LEIGH ROAD)**
71 CLIFFSEA GROVE LEIGH ON SEA ESSEX SS9 1NG
Raise Ridge Height, Alter and Extend Roof from Hip to Gable at Front and Side,
Erect Single Storey Front and Rear Extensions, Convert Part of Garage In To Habitable
Accommodation and Alter Elevations
- d) LOS-17- 0046 SOS/17/00237/FUL **(ST. CLEMENT'S WARD)**
28A OAKLEIGH PARK DRIVE LEIGH ON SEA ESSEX SS9 1RP
Erect Roof Extension to Rear to Form Habitable Accommodation in Roof with Juliette Balcony to Rear
and Roof-Lights to Front
- e) LOS-17-0048 SOS/17/00319/AMDT **(HERSCHELL WARD)**
113 HADLEIGH ROAD LEIGH ON SEA ESSEX SS9 2LY
Application to Vary Condition 02 (Approved Plans) (Minor Material Amendment of Planning Application
SOS/16/02100/FULH, Erect Single Storey Rear Extension Dated 10.01.2017)
- f) LOS- 17-0051 SOS/17/00101/FUL **(LEIGH ROAD WARD)**
91A GRAND PARADE LEIGH ON SEA ESSEX SS9 1DR
Erect Glass Veranda and Raised Decking With Staircase to Rear
- g) LOS-17-0052 SOS/17/00308/ FULH **(HERSCHELL WARD)**
19 MARINE AVENUE LEIGH ON SEA ESSEX SS9 2JD
Erect Single Storey Rear Extension with Roof Lantern and Alter Elevations
- h) LOS-17-0053 SOS/17/00381/FULH **(ELMS WARD)**
139 LYMINGTON AVENUE LEIGH ON SEA ESSEX SS9 2AL
Demolish Existing Rear Conservatory and Erect Single Storey Rear Extension

267. The Committee **NOTED** the following Lawful Development Applications:

- a) LOS-17-0043 SOS/17/00301/GPDE **(HIGHLANDS WARD)**
111 VARDON DRIVE LEIGH ON SEA ESSEX SS9
Erect Single Storey Rear Extension, Projecting 4.2M beyond the Existing Rear Wall
of the Dwelling, 3.3M High to Eaves and With a Maximum Height of 3.3M

268. The Committee **NOTED** the following Lawful Development Applications:

- a) SOS/17/00284/CLP **(ELMS WARD)**
4 SOUTHSEA AVENUE LEIGH ON SEA ESSEX SS9 2AX
Erect Dormer to Rear with Juliette Balcony, Convert Loft in to Habitable Accommodation and
Install Roof- Lights to Front (Lawful Development Certificate –Proposed) (Amended Proposal)

The meeting closed at 8.03pm

HAYDON HOUSE – report by Acting Town Clerk 14th March 2017

It came to the attention from the list of applications registered at SBC week ending 10th March of an application to demolish the existing dwellinghouse 'Haydon House'. This is an application for prior approval.

This application is totally separate to the other one submitted with regard to demolition and planning for 4 houses. SBC cannot confirm when that planning application will be going before Development Control Committee.

The application for prior approval is submitted under The Town and Country Planning (General Permitted Development) Order 1995 and is due for determination on the 3rd April 2017.

Class A of Part 31 of the GPDO states that permitted development is the demolition of any building subject to a prior notification exercise being undertaken with the Local Planning Authority. As such SBC are not formally required to advise us or any neighbouring properties as this application cannot be assessed on planning policy. It is a question of whether the application complies with Class A and this is for the Planning Officers and their management to consider. The application will not be submitted to Development Control and cannot be called in. We are able to submit comments but the application can only be considered on the conditions within statute which the Borough Council must comply with.

Condition (b) (i) states that 'the developer shall, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required to the method of demolition and any proposed restoration of the site'.

Condition (b) (v) goes on to state that 'the development shall not be begun before the occurrence of one of the following:

- (aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;
- (bb) where the local planning authority give the applicant notice within 28 days following the date of receiving his application of their determination that such prior approval is required, the giving of such approval; or
- (cc) the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination'

As such the proposal cannot be assessed against planning policy in terms of whether the building should be preserved. It can only be assessed on the basis of evidence and statutory legislation.

In relation to the method statement, the applicant just needs to demonstrate how the method of demolition will take place and any proposed restoration of the site of the demolition. Any issues associated with wildlife are dealt with by separate legislation and the applicant may need other consents under that legislation.