

Although there has been a reduction in the number of houses proposed on this land, the floor plans in total of the 3 homes are more than the previous 4 homes applied for. The development would, by reason of its design, bulk, mass size and siting, result in an overbearing relationship with and an increased sense of visual enclosure and a loss of light and outlook at 11 Underwood Square and 51 Lime Avenue, to the detriment of the residential amenities of the occupiers of these properties. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Policies KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1 and DM3 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

The proposal would, by reason of its design, size, bulk, mass, siting and layout, represent a cramped form of development and an overdevelopment of the land, which is out of keeping with and detrimental to the character and appearance of the application site and the area more widely. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Policies KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1 and DM3 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

Additionally Leigh Town Council wish to point out that the drawings are misleading with regard to the proposed elevations and street scene. 51 Lime Avenue is not directly next to House 1.

Section 11 (Foul Sewage) on the planning application is of concern. There is no mention as to how the foul water would be disposed of. We need assurances that the infrastructure will be able to cope with the high volumes of waste/foul water from 3 x 6 bed roomed, 6 W.C/bathroom houses on land where previously only 1 house existed. This would have a detrimental effect on the surrounding homes and Leigh Town Council would like the assurance that the application complies with policy DM2 of the Southend-on-Sea Development Management document (2015).

This proposed development, although only 3 houses could in effect house 36 people (39 if the study space was also used). This therefore has the potential of a direct impact on its surrounds which creates a need for additional infrastructure or improved community services/facilities. As well as the Community Infrastructure Levy that would apply, Leigh-on-Sea Town Council would expect Policy KP3 of the Southend-on-Sea Core strategy (2007) to apply and that the advice statements 1.20 and 1.22 (f) of Supplementary Planning Document 2 – planning obligations: a guide to section 106 and developer contributions 2015 be followed should any development of any kind on this land be sought.

Leigh Town Council would also request that a new tree survey is undertaken in relation to the new application.

8 members of the public left the meeting

111. LICENSING APPLICATIONS

a) **44 BROADWAY, LEIGH ON SEA, ESSEX SS9 1AH**

Application for a new Premises License for the supply of alcohol for consumption on and off the premises on Mondays to Wednesdays from 10.00 to 20.00 Thursdays to Sundays, Christmas Eve, Christmas Day & Boxing Day from 10.00 to 23.00. To extend the terminal hour on New Year's Eve until 02.00. The provision of late night refreshment on New Year's Eve from 23.00 until 02.00

The application was discussed by the Committee and because they are unsure of the nature of the establishment due to trade the Committee felt they had no choice but to **RESOLVE** no objection. However the Committee expressed their disappointment.

SECTION 2

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

