



# Leigh-on-Sea Town Council

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Chairman: Cllr Jane Ward  
Vice-Chairman: Cllr Valerie Morgan  
Town Clerk: Helen Symmons

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

Present: Cllrs: Jill Healey (Chairman), Anita Forde, Valerie Morgan and Caroline Parker.

In Attendance: Cllr Carole Mulrone (as a non-participant), Helen Symmons (Town Clerk), Abbie Cotterell (Assistant Proper Officer) and 2 members of the public

***The meeting opened at 7.36pm***

160. APOLOGIES FOR ABSENCE

Cllrs: Donald Fraser, Patrick Fox, Richard Herbert and Jane Ward

161. 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.***

162. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes 14<sup>th</sup> November 2017 were agreed and signed by the Chairman.

163. LICENSING APPLICATIONS

There were none

**PLANNING SECTION 1**

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

164. LOS/17/0283                      SOS/17/01703/FUL                      **(BONCHURCH WARD)**  
**1333 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2AD**

Erect three storey rear extension, form third floor to form five self-contained flats, alter elevations, layout parking and bin store and form vehicular access on to Tankerville Drive (Amended Proposal)

A member of the public spoke on the application following which the application was discussed by the Committee.

The application was discussed by the Committee and **RESOLVED TO OBJECT** on the following basis:

This proposal should be objected to by reason of its design, height, scale and bulk. It will appear as an overly dominant and incongruous addition that is out of keeping with and detrimental to the character and appearance of the host property, the street scene and the

area more widely. It is therefore contrary to various Core Strategy and Development Management policies.

Additionally the proposed development is a visually obtrusive and overbearing form of development which causes an unacceptable sense of enclosure to the detriment of amenities enjoyed by existing occupiers of neighbouring properties and thus is contrary to policies DM1 and DM3.

With only 3 parking spaces for 5 flats, policy DM15 is contravened as this does not meet the parking standards and the survey undertaken is extremely limited considering the development proposed is in a busy residential area with many businesses nearby on a very busy section of road at the detriment of highway safety.

**Two members 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.**

***Applications A (LOS/17/0271) & R (LOS/17/0288) have been combined and will be looked at together.***

***Since the agenda was published we have received revised letters from Southend Borough Council for both of the above applications stating the following:***

***"Change of use to two upper floors of office buildings (class B1 (A)) to residential duplex apartment (class C3) (prior approval)"***

165. a) LOS/17/0271                      SOS/17/01925/PA3COU                      **(ELMS WARD)**  
**159 SOUTHSEA AVENUE, LEIGH ON SEA, ESSEX SS9 2BH**  
Change of use of existing buildings from office (class B1 (A)) and light industrial (Class B1 (C)) to four self-contained flats (Class C3) (Prior Approval)
- b) LOS/17/0288                      SOS/17/01996/PA3COU                      **(ELMS WARD)**  
**159 SOUTHSEA AVENUE, LEIGH ON SEA, ESSEX SS9 2BH**  
Change of use of existing buildings from light industrial (Class B (C)) to four self-contained flats (Class C3) (Prior Approval)

Having looked at both applications together the Committee **RESOLVED TO OBJECT** on the following basis:

This proposal is a backland/infill development. Although the area is not currently occupied it could be that it may only have been vacated because of the proposed development of the land. The current use has been an employment area for over 20 years.

The change of use is contrary to Policy DM11 of Development Manager Document 2015 as it is not demonstrated that it will no longer be effective or viable to accommodate the continued use of the site for employment purposes and furthermore also not demonstrated that the alternative use will give greater potential benefits to the community and environment than continued employment use.

Additionally the site access is narrow via a very busy street which is used as a cut through from the London Road. Residential use will see far more daily vehicle movement as it will be in constant use; including evenings and weekends whereas at the present time it is only limited to business hours.

Development on the land will constitute backland or infill development and is in direct contravention of DM3 as it will create a detrimental impact upon the living conditions and amenity of existing neighbouring residents and conflict with the character and grain of the local area.

166. LOS/17/0274                      SOS/17/01857/FULH                      (ST. CLEMENT'S WARD)  
[34 OAKLEIGH PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1RP](#)  
Erect dormer to rear to form habitable accommodation in roof with roof-lights to front

The Committee discussed the application and **RESOLVED TO OBJECT** on the following basis:

The proposed dormers are visually obtrusive and overbearing to neighbouring properties. The proposal does not positively contribute to the space between buildings and their relationship to the public realm. It also does not protect the amenity of the site, immediate neighbours and surrounding area therefore is in direct contravention to policy DM1 points (iii) and (iv).

167. LOS/17/0275                      SOS/17/01764/FUL                      (ST. CLEMENT'S WARD)  
[VANILLA 52A BROADWAY, LEIGH ON SEA, ESSEX SS9 1AG](#)  
Erect first floor extension to form beauty salon and sunbed shop (Sui Generis) ancillary to existing hairdressers at ground floor

The application was discussed by the Committee and **RESOLVED NO OBJECTION**

***Applications F (LOS/17/0276) & G (LOS/17/0277) have been combined and will be looked at together.***

168. a) LOS/17/0276                      SOS/17/01940/TCA                      (ST. CLEMENT'S WARD)  
[39 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2DY](#)  
Fell ivy covered Prunus spp. And hawthorn (G34) alongside of north boundary, fell small group of self-sowing Prunus spp. (G1) and trim back overhang to neighbouring conifers (H39) to south boundary/rear of Laurel Close, crown reduction by up to 1M to group of figs , Yew and Crab-apple (T41), crown lift 1 oak tree (T38) (Removal of lower branches) by up to 2M and prune figs(T15) back from Sequoia to give clearance of 2M, land at 39 Hadleigh Road (Application for works to trees in a Conservation area)

- b) LOS/17/0277                      SOS/17/01977/TPO                      (ST CLEMENTS' WARD)  
[39 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2DY](#)  
Fell small group of Sycamores (G1) to south boundary /rear of Laurel Close, land at 39 Hadleigh Road (Works to tree covered by Tree Preservation Order)

The applications were discussed by the Committee as part of a conservation area. The Committee **RESOLVED NO OBJECTION** as they trust the Borough's arboriculturist will raise any relevant issues.

169. LOS/17/0279                      SOS/17/01900/FULH                      (THAMES WARD)  
[25 THAMES DRIVE, LEIGH ON SEA, ESSEX SS9 2XQ](#)  
Erect two storey rear extension with Juliette balcony and install window to first floor side elevation

The application was discussed by the Committee and **RESOLVED NO OBJECTION**

170. LOS/17/0282                      SOS/17/01850/FUL                      (ELMS WARD)  
[NEWSBOX, 1092 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3NA](#)  
Install roller shutters to shop front

The application was discussed by the Committee and **RESOLVED TO OBJECT** on the following basis:

This proposal for roller shutters is contrary to Policy DM13 – Shopping Frontage(1) as no other units in the nearby area have this type of shutter system installed. It will therefore change the character of the frontage and certainly will not enhance it.

171. LOS/17/0284                      SOS/17/01853/FULH                      **(LEIGH ROAD WARD)**  
**10 LORD ROBERTS AVENUE, LEIGH ON SEA, ESSEX SS9 1NE**  
Erect two storey side extension and single storey rear extension

The application was discussed by the Committee and **RESOLVED TO OBJECT** on the following basis:

This proposal is an overdevelopment. It would be detrimental to the street scene and therefore considered contrary to policy DM3.3.

172. LOS/17/0286                      SOS/17/01992/FULH                      **(HERSCHELL WARD)**  
**111 SALISBURY ROAD, LEIGH ON SEA, ESSEX SS9 2JN**  
Erect two storey side extension, part single /part two storey rear extension, convert loft into habitable accommodation and alter elevations (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** on the following basis:

Although the amended proposal has altered the side extension roofline to follow the natural slope of the roof, the rear extension is still proposed as 2 storeys. Whilst the property has a single storey extension, and the adjoining neighbouring property a large extension, this is to the south of their property and therefore the proposed extension of 111 is still considered contrary to DM1 (iii) and (iv), remaining as a detrimental and incongruous development.

173. LOS/17/0287                      SOS/17/01890/FULH                      **(THAMES WARD)**  
**11 CANVEY ROAD, LEIGH ON SEA, ESSEX SS9 2NN**  
Alter rear elevation and install roof-lights to existing single storey rear extension

The application was discussed by the Committee and although it was noted that this application is in a conservation area the Committee **RESOLVED NO OBJECTION**

174. LOS/17/0291                      SOS/17/02000/FUL                      **(ELMS WARD)**  
**FORMER 92 GLENDALE GARDENS, LEIGH ON SEA, ESSEX SS9 2AY**  
Demolish existing storage barn and erect two storey dwellinghouse with associated parking and amenity space (Land to rear of 92 Glendale Gardens)(Amended Proposal).

The application was discussed by the Committee and **RESOLVED TO OBJECT** on the following basis:

The amended proposal from 3 storeys to 2 storeys was noted; however this application is still an unacceptable infill development contrary to various policies of Southend Borough Council. In our view this remains an overdevelopment and would be detrimental to the street scene.

The plans showing the parking provision were unclear, so it has not been proved that sufficient parking is being provided in this proposal.

The Committee did comment that the overall clarity of the plans were poor.

175. LOS/17/0292                      SOS/17/02039/FULH                      **(HIGHLANDS WARD)**  
**113 VARDON DRIVE, LEIGH ON SEA, ESSEX SS9 3SH**  
Erect single storey rear extension with raised patio area

The application was discussed by the Committee and **RESOLVED NO OBJECTION**.

176. LOS/17/0293                      SOS/17/01948/FULH                      **(LEIGH ROAD WARD)**  
**51 DUNDONALD DRIVE, LEIGH ON SEA, ESSEX SS9 1NA**

Erect part single/part two storey side and rear extension with roof terrace, balcony with 1.8m privacy screen to rear, extend and raise height of roof to form habitable accommodation in roof with flat roof dormer to rear and juliette balcony, dormer to front and alter elevations (Amended Proposal).

The application was discussed by the Committee and **RESOLVED TO OBJECT** on the following basis:

This proposal creates an unacceptable juxtaposition within the streetscene, as it is a bungalow amidst several others and would harm the character and appearance of this section of the street scene. It will also result in a net loss of housing accommodation suitable for the needs of older residents.

Additionally the extension to the rear will be overdominant and has not adopted a scale that is respectful and subservient to that of the original building and surrounding area. The proposal is therefore contrary to policies DM1 and DM3.

177. The Committee has **NO OBJECTIONS** to the following applications

- a) LOS/17/0272                      SOS/17/01854/AMDT                      **(ELMS WARD)**  
**BELLINI 1008 – 1012 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3NE**  
Application to vary condition 02 (Approved Plans) amendment to cladding and other alterations to elevations (Minor Material Amendment to Planning Permission 16/00718/FUL dated 19<sup>th</sup> July 2016 and 16/02081/AMDT dated 20<sup>th</sup> January 2017)
- b) LOS/17/0273                      SOS/17/01993/TPO                      **(HERSCHELL WARD)**  
**ST. MICHAEL'S PREPARATORY SCHOOL, 198 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2LP**  
Reduce by 25% and shape 3 x oak trees (T1, T2 AND T3) (Application for works to a tree covered by a tree preservation order)
- c) LOS/17/0278                      SOS/17/01757/FUL                      **(ELMS WARD)**  
**REAR OF 1164 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2AH**  
Change of use of existing ground floor office (Class B1A) to skin therapy clinic (Class D1) with existing parking to front
- d) LOS/17/0280                      SOS/17/01818/FUL                      **(HERSCHELL WARD)**  
**44 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2NB**  
Install vehicular access on to Marine Parade
- e) LOS/17/0281                      SOS/17/01819/FUL                      **(HERSCHELL WARD)**  
**44 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2NB**  
Demolish existing garage to side, erect car port to side and erect boundary wall to front and side
- f) LOS/17/0285                      SOS/17/01931/FULH                      **(LEIGH ROAD WARD)**  
**904 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3NG**  
Erect dormer to side elevation
- g) LOS/17/0289                      SOS/17/01844/ PA3COU                      **(ST. CLEMENT'S WARD)**  
**UNIT 1 QUARTER DECK 11-13 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 2GD**  
Change of use from Class A1/A2 to Class A3 (Prior Approval)
- h) LOS/17/0290                      SOS/17/01984/FUL                      **(LEIGH ROAD WARD)**  
**60 HIGH CLIFF DRIVE, LEIGH ON SEA, ESSEX SS9 1DG**  
Erect single storey side extension to ground floor flat

178. The Committee **NOTED** the following Lawful Development Certificates:

- a) SOS/17/01841/CLP                      **(HIGHLANDS WARD)**  
**19 EDINBURGH AVENUE, LEIGH ON SEA, ESSEX SS9 3SF**

Hip to gable roof extension to form habitable accommodation in roof, dormer to rear with Juliette balcony and roof-light to front (Lawful Development Certificate – Proposed)

- b) SOS/17/01868/CLP                      **(THAMES WARD)**  
**7 BERKELEY GARDENS, LEIGH ON SEA, ESSEX SS9 2TD**  
Outbuilding to rear (Lawful Development Certificate – Proposed)
  
- c) SOS/1701797/CLP                      **(HERSCHELL WARD)**  
**77 SALISBURY ROAD, LEIGH ON SEA, ESSEX SS9 2JY**  
Hip to gable roof extension to form habitable accommodation in roof with dormer to rear (Lawful Development Certificate – Proposed)
  
- d) SOS/17/01892/CLP                      **(HERSCHELL WARD)**  
**26 HERSCHELL ROAD, LEIGH ON SEA, ESSEX SS9 2NH**  
Dormer to rear to form habitable accommodation in roof with Juliette balcony to rear (Lawful Development Certificate – Proposed)
  
- e) SOS/17/01894/CLP                      **(HIGHLANDS WARD)**  
**34 ABERDEEN GARDENS, LEIGH ON SEA, ESSEX SS9 3RH**  
Hip to gable roof extension to form habitable accommodation in roof with dormer to rear, single storey side extension and alter elevations (Lawful Development Certificate – Proposed)

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