



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 23rd JANUARY 2018 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Anita Forde, Patrick Fox, Richard Herbert, Valerie Morgan, Caroline Parker (from minute 216) and Jane Ward.

In Attendance: Abbie Cotterell (Assistant Proper Officer) and 1 member of the public.

The meeting opened at 7.30pm

211. APOLOGIES FOR ABSENCE

Cllrs: Donald Fraser and John Duprey

212. DECLARATION OF MEMBERS' INTERESTS

Cllr C Mulronev 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.

Cllr R Herbert declared a non-pecuniary interest in item 5j (Car Wash, 120 Broadway) as he lives nearby.

Cllr J Healey declared a non-pecuniary interest in item 5p (10 Scarborough Drive) as she lives in the same Road.

213. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 9th January 2018 were agreed and signed by the Chairman.

214. LICENSING APPLICATIONS

There were none

PLANNING SECTION 1

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

215. LOS/18/0022 SOS/17/02146/FUL **(LEIGH ROAD WARD)** **CAR WASH 120 BROADWAY, LEIGH ON SEA, ESSEX SS9 1AA**

Demolish existing buildings, erect four storey building comprising nine self-contained flats with balconies, terraces and commercial (Class A1) at ground floor, associated landscaping, layout parking and install vehicular access on to Victor Drive

Michael Calder from Phase 2 was invited to address the Committee and he highlighted the main changes to this application.

The Committee discussed the application and **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.

216. LOS/18/0018 SOS/17/02210/FUL **(HIGHLANDS WARD)**

1575a LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2SG

Part change of use of ground floor from shop (class A1) to residential (Class C3) to provide additional residential accommodation for flat 1575A London Road, change of use of shop (Class A1) to office (Class B1 (A) to office (class B1 A)), erect single storey rear and side extension with balcony at first floor to rear, install canopy to rear, raise roof to rear with dormers to front, sides and rear, alter elevations and install vehicular access on to Herschell Road

Officers Recommendation to Committee (reasons provided in a report): Objection could be considered

Cllr Caroline Parker joined the meeting

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

The proposal is set amongst a variety of retail units, which are all part of a dominant streetscene of retail units with flats above. There was discussion that the proposed change of use could result in a loss of employment.

There is some concern that the parking standards are not meet for a 3 bed property with an office in an area already suffering from parking stress. Parking standards state there should be 3 spaces (2 residential & 1 office) provided and not the 2 submitted in the application. It is therefore contrary to policy DM15.

217. LOS/18/0019 SOS/17/02255/FULH **(HERSCHELL WARD)**

60 BURNHAM ROAD, LEIGH ON SEA, ESSEX SS9 2JS

Demolish existing conservatory and front porch, erect single storey rear extension, porch to front, form pitched roof over existing garage and alter elevations (Amended Proposal)

Officers Recommendation to Committee (reasons provided in a report): Objection could be considered

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

Despite the slight amendment to the application, the proposal is still considered to be unduly dominant, harmful to the rear garden scene and the outlook.

The proposal still extends substantially into the garden by the virtue of the design of the houses and therefore the proposed extension by reason of its length to the existing property will still form an unduly dominant feature. This would then create an unduly oppressive sense of enclosure to

neighbours and harmful to the rear garden scene and outlook. This is contrary to policies DM1 and DM3.

218. LOS/18/0024 SOS/17/02268/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 19th July 2016 and 16/02081/AMDT dated 20th January 2017 (Amended Proposal)
- The Committee discussed the application and **RESOLVED NO OBJECTION**
219. LOS/18/0027 SOS/17/02249/FUL **(THAMES WARD)**
30 CANVEY ROAD, LEIGH ON SEA, ESSEX SS9 2NN
Convert roof space into habitable accommodation and install dormer to rear
- Officers Recommendation to Committee (reasons provided in a report): Objection could be considered
- The application was discussed by the Committee and **RESOLVED TO OBJECT**
- The proposal is situated in the middle of the Chapmanslord Conservation Area. The design does not adopt a scale subservient to the original building and surrounding area, which is therefore contrary to policy DM3.
- The overall design of the proposal is contrary to policy DM1 by virtue of bulk and scale to the rear. It does not respect the character of the site or the Conservation Area and is harmful to the rear garden scene and outlook.
220. LOS/18/0028 SOS/17/02280/FUL **(ST. CLEMENT'S WARD)**
SCOUT HALL 52 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP
Change of use from Scout Hall/Gym (Class D2) to restaurant (Class A3), install extraction flue to side and alter front elevation
- The Committee discussed the application and **RESOLVED TO OBJECT** on the following basis:
- In view of the recent losses of leisure facilities in Leigh-on-Sea, the Council would not like to see the loss of yet another facility. The Committee would like to see this location conserved as a leisure facility for the future.
221. LOS/18/0029 SOS/17/02002/FUL **(ST. JAMES WARD)**
10 SCARBOROUGH DRIVE, LEIGH ON SEA, ESSEX SS9 3EE
Demolish existing garage, erect single storey side and rear extension with dormer to rear to form attached self contained dwelling house
- The Committee discussed the application and **RESOLVED TO OBJECT** on the following basis:
- This proposal could be considered backland/infill development, as well as being a complete overdevelopment of the plot. In view of where the property is situated it would harm the character and appearance of the wider area and will lead to a detrimental change of the street scene and will set a precedence, which is therefore contrary to Policy DM3.
222. LOS/18/0030 SOS/18/0004/FULH **(HERSCHELL WARD)**
50 HERSCHELL ROAD, LEIGH ON SEA, ESSEX SS9 2NH
Erect dormer with Juliette balcony to rear to form habitable accommodation in roof and erect single storey rear extension.
- Officers Recommendation to Committee (reasons provided in a report): Objection could be considered

135 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2RF

Single storey rear extension, roof extension to rear and alter rear elevation (Lawful Development Certificate – Proposed)

b) SOS/17/02240/CLP (THAMES WARD)

2 COTTESMORE GARDENS, LEIGH ON SEA, ESSEX SS9 2TG

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

The meeting closed at 8.36pm