



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk www.leighonseatowncouncil.gov.uk



Chairman: Cllr Valerie Morgan
Vice-Chairman: Cllr Jill Healey
Town Clerk: Helen Symmons

MINUTES RELATING TO THE PLANNING, HIGHWAYS & LICENSING COMMITTEE WHICH WAS NOT HELD ON THE 10TH JULY BUT BUSINESS ATTENDED TO UNDER STANDING ORDER 31C OF LEIGH TOWN COUNCIL

35. APOLOGIES FOR ABSENCE (received in advance of the meeting)

Cllrs: John Duprey, Cllr Fr C Hillman, Cllr P. Fox, Cllr V. Morgan and Cllr Parker

36. In view of the apologies received in advance of the meeting it was established that the meeting would be inquorate and therefore Standing Order 31C was applied as follows:

37. LOS/18//0193 SOS/18/00876/FUL (ST. CLEMENT'S WARD)

[98 BROADWAY, LEIGH ON SEA, ESSEX SS9 1AB](#)

Change of use of ground floor shop (Class A1) and residential basement (Class C3) into studio/workshop (Class D1) and alter front elevation

OBJECTION

This property is currently a pair of balanced retail units with traditional shop frontages of 1870's to 1920's. The addition of the door would change the look of both shops in this conservation area and is not compatible with the architectural style and character of the building and adjoining property. It does not demonstrate that the benefits of the proposal outweighs the loss of the traditional frontage, which is in contravention of policy DM13.

38. LOS/18/0194 SOS/18/00964/FUL (ST. CLEMENT'S WARD)

[101 BROADWAY, LEIGH ON SEA, ESSEX, SS9 1PG](#)

Conversion of existing timber shed at rear to provide extension to dining area (Retrospective)

NO OBJECTION

39. LOS/18/0195 SOS/18/01042/FULH (ST. CLEMENT'S WARD)

[33 LEIGH HILL, LEIGH ON SEA, ESSEX, SS9 2DH](#)

Erect single storey rear extension to from garage and alter elevations

OBJECTION

This property is situated in the Conservation Area. The approach of the vehicle would be via Church Steps, which is a traditional pedestrian route. This proposal is in contravention of polices DM 1, 3 and 5:

- It does not protect the amenity of the site
- It does not contribute positively to the space between buildings and their relationship to the public realm
- It does not respect the character of the site, its local context and surroundings
- It conflicts with the character and grain of local area
- It will not make a positive contribution to the character of the original building and the surrounding area

- The development proposal does not outweigh the harm to the conservation area

40. LOS/18/0196 SOS/18/01065/FULH (HIGHLANDS WARD)
[36 LIME AVENUE, LEIGH ON SEA, ESSEX, SS9 3PA](#)
Erect single storey rear extension

NO OBJECTION

41. LOS/18/0197 SOS/18/00763/AMDT (ELMS WARD)
[129 LEIGH HALL ROAD, LEIGH ON SEA, ESSEX, SS9 1QY](#)
Application to vary condition 02 (Approved Plans) replace plan number 15-184-2-101A with 15-184-2-113 (Minor Material amendment of planning permission 16/01601/FUL-erect a pair of semi-detached dwelling-houses) dated 10.11.2016

NO OBJECTION

42. LOS/18/0198 SOS/18/01024/FULH (ELMS WARD)
[5 STATION ROAD, LEIGH ON SEA, ESSEX, SS9 1ST](#)
Erect single storey rear extensions and alter elevations

NO OBJECTION

43. LOS/18/0199 SOS/18/01001/FUL (ST.CLEMENT'S WARD)
[66 HIGH STREET, LEIGH ON SEA, ESSEX, SS9 2EP](#)
Alterations to east elevation and install bi-folding serving hatch with sliding shutter doors

NO OBJECTION as long as there is the condition that the wooden shutter doors are always in place

44. LOS/18/0200 SOS/18/01041/FULH (ELMS WARD)
[45 DAWLISH DRIVE, LEIGH ON SEA, ESSEX, SS9 1QX](#)
Erect single storey rear extension and install glazed balustrade to raised patio

NO OBJECTION

45. LOS/18/0201 SOS/18/01081//FUL (HERSCHELL WARD)
[46A MARINE PARADE, LEIGH ON SEA, ESSEX, SS9 2NB](#)
Erect first floor side/rear extension to existing flat, erect dormer to side elevation, convert loft into habitable accommodation and alter elevations (Amended Proposal)

OBJECTION

The addition of a large dormer to the side of the room will completely change the appearance of the property and will be incongruous to the surrounding properties. It is in contravention to policies DM 1 and 3.

- It does not respect character of the site, its local context and surrounding in terms of architectural approach.
- It will not contribute positively to the space between buildings and their relationship in the public realm
- It will not make a positive contribution to the character of the original building
- The adopted scale is not respectful and subservient to that of the original building and surrounding area

46. LOS/18/0202 SOS/18/01083/FULH (ST. JAMES' WARD)
[36 MADEIRA AVENUE, LEIGH ON SEA, ESSEX, SS9 3EB](#)
Erect single storey rear extension

NO OBJECTION

47. LOS/18/0203 SOS/18/01100/FULH (THAMES WARD)
[22 CHAPMANS WALK, LEIGH ON SEA, ESSEX, SS9 XA](#)
Erect single storey side and rear extension, alter elevations

NO OBJECTION

48. LOS/18/0204 SOS/18/01189/TPO (ST. CLEMENT'S WARD)
[27 QUEENS ROAD, LEIGH ON SEA, ESSEX, SS9 1AZ](#)
Prune one yew tree to rear (Application for works to a tree covered by a Tree Preservation Order)

NO OBJECTION

49. LOS/18/0205 SOS/18/00783/FULH (ST. CLEMENT'S WARD)
[30 SEAVIEW ROAD, LEIGH ON SEA, ESSEX SS9 1AT](#)
Erect single storey rear and side extension (Amended Proposal)

OBJECTION

We note that the side of the extension has been reduced by 1.5m, but we still feel this will have a negative impact on neighbouring properties. The rearward projection would result in a loss of light and create an undue sense of enclosure to the detriment of the residential amenities to the occupier at number 32.

50. LOS/18/0206 SOS/18/01230/TPO (HIGHLANDS WARD)
[1557 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2SF](#)
Thin crown by 10-15% and remove epicormics growth to one ash tree to front (Works covered by Tree Preservation Order)

NO OBJECTION

51. LOS/18/0207 SOS/18/01130/FULH (HIGHLANDS WARD)
[18 VARDON DRIVE, LEIGH ON SEA, ESSEX SSS9 3SR](#)
Erect single storey rear extension (Retrospective)

OBJECTION

Leigh Town Council originally had no objection to this proposal when it was 4m deep, but this amended application appears deeper in size than the original. This would have an effect on the neighbouring property, as it would result in an unacceptable loss of light to the main habitable room of the attached property and appear dominant and visually obtrusive to the detriment of the resident amenity of the occupiers.

52. LOS/18/0208 SOS/18/01134/FUL (ST. CLEMENT'S WARD)
[27 LEIGHTON AVENUE, LEIGH ON SEA, ESSEX SS9 1QB](#)
Infill front balcony to first floor flat (Retrospective)

NO OBJECTION

53. LOS/18/0209 SOS/18/01153/FULH (ST. JAMES' WARD)
[104 BLENHEIM CRESCENT, LEIGH ON SEA, ESSEX SS9 3DX](#)
Erect single storey rear extension, install canopy to side elevation and alter elevations

NO OBJECTION

54. LOS/18/0210 SOS/18/01152/FULH (ELMS WARD)
[120 LEIGHTON AVENUE, LEIGH ON SEA, ESSEX SS9 1PY](#)
Erect first floor rear extension and alter elevations (Retrospective)

NO OBJECTION

55. LOS/18/0211 SOS/18/01208/FUL **(ELMS WARD)**

159 SOUTHSEA AVENUE, LEIGH ON SEA, ESSEX SS9

Change of use of buildings (Class B1(C) to four dwelling-house and one self-contained flat (Class C3), alter elevations, install Juliette balcony at first floor to front, install dormer to side, erect porch to front, boundary wall, raised planters, layout associated parking, amenity space and works (Amended Proposal)

OBJECTION

The applicant already has consent for a residential apartment above the office. By changing the light industrial units to dwelling houses would be a backland/infill development. The Committee have some concern with regards to the impact on the local structure. The only vehicular and pedestrian access to the site is via a 3m wide private service road between 155 Southsea Avenue and 1164 London Road. This service road on to Southsea Avenue is close to the junction with the London Road, and the section is subject already to severe parking stress combined with a busy cut through to Glendale Gardens. The service road is insufficient for builders merchant lorries, deliveries, waste removal bin lorries and fire engines.

Some of the statements within the application are misleading. Residential use will see far more daily vehicle movement as it will be in constant use, including evenings and weekends whereas the original use had movement and noise only limited to business hours. The change of use is contrary to Policy DM11 of Development Management 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. Indeed it is believed that the business tenants were given notice to vacate in 2017 in anticipation of developing the site.

The application is contrary to Policy DM3 as building 2 x 1 bedroom, 2 x 2 bedroom dwelling houses, 1 x 2 bedroom flat in addition to the apartment will intensify the use of the site to such an extent that it will create a detrimental impact upon the living conditions and amenity of neighbouring residents and the surrounding area. It is also contrary to Policy DM3 as it does not meet the current parking standards, providing only 6 parking spaces when 7 should be provided as a minimum.

56. LOS/18/0212 SOS/18/01181/FUL **(ST.CLEMENT'S WARD)**

THE PETER BOAT INN 27 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EN

Erect additional storage structure and ice shed at rear, first floor flat roof level (Part Retrospective)

NO OBJECTION

57. LOS/18/0213 SOS/18/00813/FUL **(LEIGH ROAD WARD)**

194 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1BS

Erect hip to gable roof extension to rear to form one self-contained flat, install dormer to front, external staircase to rear and form roof terrace)

NO OBJECTION