



Leigh-on-Sea Town Council

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Chairman: Cllr Valerie Morgan

Vice-Chairman: Jill Healey

Town Clerk: Helen Symmons

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 12TH JUNE 2018
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: John Duprey, Patrick Fox, Jill Healey (Chairman) and Valerie Morgan

In Attendance: Abbie Cotterell (Assistant Proper Officer), 41 members of the public and Southend Borough Councillor Peter Wexham.

The meeting opened at 7.30pm

58. APOLOGIES FOR ABSENCE

Cllrs: Keith Evans, Gerry Glover, Fr. Clive Hillman & Caroline Parker

59. DECLARATION OF MEMBERS' INTERESTS

Cllr Healey declared a non-pecuniary interest in agenda item 5M as the applicant is known to her.

Cllr Morgan declared a non-pecuniary interest in agenda item 5K as the owner of a neighbouring property is known to her

60. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 26th June 2018 were agreed and signed by the Chairman.

The minutes of 10th July 2018 were signed by the Chairman following an amendment to include the full response to agenda item 5g.

61. LICENSING APPLICATIONS

a) SOS/18/01234/LAPREM

LEIGH FELLINIS, 34-36 ELM ROAD, LEIGH ON SEA, ESSEX SS9 1SN

Application for a new Premises License for the supply of alcohol on and off the premises and the provision of regulated entertainment comprising films, live & recorded music on Sundays to Wednesdays from 09.00 to 23.30, Thursdays from 09.00 to 00.00, Fridays & Saturdays from 09.00 to 01.00 and on New Year's Eve from 09.00 until the start of permitted hours the following day. The provision of late night refreshment on Sundays to Wednesdays from 23.00 to 00.00, Thursdays from 23.00 to 00.30, Fridays and Saturdays from 23.00 to 01.30 and on New Year's Eve until 05.00

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

b) SOS/18/01232/LAPREM

STOP THE WORLD CAFÉ, 113 BROADWAY LEIGH ON SEA, ESSEX SS9 1PG

Application for a new Premises License for the supply of alcohol on the premises daily from 10.00-12.00

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

PLANNING SECTION 1

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

62. LOS/18/0222 SOS/18/01286/FUL (ST.CLEMENT'S WARD)
4 REDCLIFF DRIVE, LEIGH ON SEA, ESSEX SS9 1AY
Demolish existing building and erect seven flats with private gymnasium and associated car parking

The application was discussed by the Committee and **RESOLVED TO OBJECT**.

This application demolishes what could be considered an existing 'detached house' albeit 2x2 bed flats to a five storey block of 7 flats (5 x 2 bed and 2 x 4 bed). Capacity wise, this means that 36 people technically could reside at the development as opposed to the current maximum of 8.

Additionally the property is at the edge of a conservation area and links the new town of Leigh to its old town origins with the setting and views from the top of this road down the hill overlooking the Estuary.

Whilst there is a large block of flats at the top of this road adjacent to this address, these flats are set at the top of a wide open junction and feature large areas of space between the blocks. The street scene for the remainder of this road are all detached and semi-detached properties.

Whilst there has been no pre-application discussion with the Planning Authority due to its staffing issues, the developer (whilst stated in the application is a local resident) has made no attempt to engage with the local community or Leigh Town Council as a stakeholder. Being a local resident it is hard to believe that he would be unaware that residents are concerned with the amounts of development in the area of this application and yet as a local he has submitted an application without any consideration for any issues or concerns the community may have - he would be aware that the amount of development in the area of his application. This is against the grain of Policy DM1 of the Development Management Policy 2015.

This development would have been liable for a Community Infrastructure Levy but the applicant by stating that he will be living in one of the flats means that it is classified as a self-build and no contribution will be made towards the infrastructure effect of this substantial development.

The development is contrary to Policies DM1,2,3,4:

- Will not add to the overall quality of the area and respect the character of the site and its surroundings in terms of height, size, scale and townscape. It will not contribute positively to the space between buildings and their relationship to the public realm. It does not protect the immediate neighbours and surrounding area as it will give a sense of visual enclosure.
- Places a strain on the already stressed infrastructure with concerns over water efficiency and sewerage.
- The proposed development will harm the character and appearance of the wider area and will lead to a detrimental change within the street. Whilst it meets the minimum parking standards, all the rooms are double bedrooms with two flats being 4 bedroomed properties. In view of the location in an area of considerable parking stress and trying to sustain a vibrant high street and local economy, to only provide eight parking spaces when there is potential living accommodation for 36 people is deemed not to be sufficient.
- The character and appearance would be harmed by the scale and bulk of a 5 storey development as it encroaches on to the street scene substantially and will have an effect of the expected setting and views in this road so close to the conservation area. The sloping hillside views leading down to the cliffs and Estuary are distinctive to Leigh and make an important contribution to the character of the area.

Finally, with all the proposed residential flat developments in that area it would be useful to have market demand evidence that yet another flat development is required in the area.

Cllr Peter Wexham, Leigh Times photographer and 37 members of the public left the meeting

- LOS/18/0223 SOS/18/01246/FUL (HERSCHELL WARD)
85 WESTERN ROAD, LEIGH ON SEA ESSEX SS9 2PT

Erect two storey side and rear extension with access to rear parking, first and second floor rear extension to form three additional self-contained flats, install dormer to rear, refuse and cycle stores, canopy to front, alter elevations and extend vehicular access on to Western Road

The application was discussed by the Committee and **RESOLVED TO OBJECT** as this proposal is 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.

4 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.

63. LOS/18/0214 SOS/18/001234/FULH (THAMES WARD)
115 TATTERSALL GARDENS, LEIGH ON SEA, ESSEX SS9 2QZ

Raise roof height and erect roof extension, erect two storey front extension, rear extension at first floor level, install balconies to rear at first and second floor, convert part of existing garage into habitable accommodation and alter elevations (Amended Proposal)

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

64. LOS/18/0216 SOS/18/01298/FULH (HIGHLANDS WARD)
228 HIGHLANDS BOULEVARD, LEIGH ON SEA, ESSEX SS9 3QY

Erect first floor extension to form two storey dwelling-house with habitable accommodation in roof, recessed balcony to rear and alter elevations (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the proposed design is incongruous to the street scene and overly dominant in an avenue of houses built of similar styles from the 1930s it is believed.

The design quality will not add to the overall quality of the area and respect the character of the site, its local context and surrounding in terms of its architectural approach, height, scale, materials and landscape setting. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. It is therefore contrary to Policy DM1.

65. LOS/18/0225 SOS/18/01305/FULH (ST.CLEMENT'S WARD)
36 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 2DN

Raise roof height to form habitable accommodation in roof, install dormer with balcony to rear and alter elevations (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the proposed development is in the Conservation Area and by reason of its design, height and bulk will appear as an overly dominant and incongruous addition that is out of keeping and detrimental to the character and appearance of the host property, the street scene and the area more widely. It is therefore contrary to both the Core Strategy and Development Management policies.

66. LOS/18/0227 SOS/18/01295/FUL **(ST.CLEMENT'S WARD)**
LAND REAR OF 2 OAKLEIGH PARK DRIVE, LEIGH ON SEA, ESSEX SS9
Change of use from storage (Class B8) to live/ work unit (Sui Generis)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as this is backland development on a small site, which is therefore contrary to Policy DM3. The poor quality of light and outlook conditions for the main habitable living areas of the dwelling would result in a development that provides substandard living conditions and a poor quality of residential environment for the future occupiers.

67. LOS/18/0235 SOS/18/01325/FULH **(ELMS WARD)**
44A GLENDALE GARDENS, LEIGH ON SEA, ESSEX SS9 2AS
Erect first floor extension to front and side and alter elevations

The application was discussed by the Committee and **RESOLVED TO OBJECT** as 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, which is therefore contrary to Policy DM3. It would also result in unacceptable detrimental harm to the residential amenity of the future occupiers.

68. LOS/18/0236 SOS/18/00347/BC4 **(ST. CLEMENT'S WARD)**
COCKLE SHED, 8 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2ER
Retain two storage containers with one additional first floor container to rear of shop to provide ancillary office accommodation to existing cockle fishing business, erect external access staircase with amenity deck (Retrospective)

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

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

- LOS/18/0215 SOS/18/01258/FUL **(ELMS WARD)**
90 OAKLEIGH PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1RS
Erect single storey rear extension
- LOS/18/0217 SOS/18/01259/FULH **(THAMES WARD)**
225 WESTERN ROAD, LEIGH ON SEA, ESSEX SS9 2PQ
Erect single storey extension and raised patio to rear
- LOS/18/0218 SOS/18/00908/FUL **(BONCHURCH WARD)**
1299- 1301 LONDON ROAD, LEIGH ON SEA, ESSEX SS9
Replace existing flagpole antenna to rear with 7.5M tri-sector antenna with new support structure, install equipment cabinet to side and associated works
- LOS/18/0219 SOS/18/01075/FULM **(HIGHLANDS WARD)**
BELFAIRS ACADEMY, HIGHLANDS BOULEVARD, LEIGH ON SEA, ESSEX SS9 3TG
Erect three storey infill extension to form additional classrooms, sports facilities and associated rooms
- LOS/18/0221 SOS/18/0289/ /FULH **(THAMES WARD)**
85 THAMES DRIVE, LEIGH ON SEA, ESSEX SS9 2XG
Erect single storey side and rear extension

- LOS/18/0224 SOS/18/01043/PA3COU **(ST.CLEMENT'S WARD)**
58-60 BROADWAY, LEIGH ON SEA, ESSEX SS9 1AG
Change of use of office building (Class B) (A) to self-contained flat (Class C3) (Prior Approval)
- LOS/18/0226 SOS/18/01290/FULH **(THAMES WARD)**
87 THAMES DRIVE, LEIGH ON SEA, ESSEX SS9 2XG
Erect single storey side and rear extensions
- LOS/18/0228 SOS/18/01311/FULH **(HERSCHELL WARD)**
82 HERSCHELL ROAD, LEIGH ON SEA, ESSEX SS9 2PU
Erect hip to gable roof extension to rear, install dormers to sides and alter elevations
- LOS/18/0229 SOS/18/01304/FULH **(HERSCHELL WARD)**
65 BURNHAM ROAD, LEIGH ON SEA, ESSEX SS9 2JR
Erect single storey rear extension
- LOS/18/0231 SOS/18/01312/TCA **(ST. CLEMENT'S WARD)**
1 REDCLIFF DRIVE, LEIGH ON SEA, ESSEX SS9 1AY
Fell one Leyland Cypress tree (T1) to rear of 108A Broadway and remove encroachment to 1 Redcliff Drive (Application for works to trees in a Conservation area)
- LOS/18/0233 SOS/18/01255/FULH **(HERSCHELL WARD)**
84 GRANGE ROAD, LEIGH ON SEA, ESSEX SS9 2HT
Erect single storey rear extension
- LOS/18/0234 SOS/18/01285/FULH **(THAMES WARD)**
204 WESTERN ROAD, LEIGH ON SEA, ESSEX SS9 2PJ
Erect single storey rear extension
- LOS/18/0237 SOS/18/01340/FULH **(THAMES WARD)**
24 HAMBORO GARDENS, LEIGH ON SEA, ESSEX SS9 2NR
Erect single storey rear, side and front extensions and form Juliette balconies to rear
- LOS/18/0238 SOS/18/01309/FULH **(HERSCHELL WARD)**
82 HERSCHELL ROAD, LEIGH ON SEA, ESSEX SS9 2PU
Erect single storey side and rear extension

70. The Committee noted all other items on the agenda

The meeting closed at 8.25 pm