



# Leigh-on-Sea Town Council

**71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288**  
[council@leighonseatowncouncil.gov.uk](mailto:council@leighonseatowncouncil.gov.uk) [www.leighonseatowncouncil.gov.uk](http://www.leighonseatowncouncil.gov.uk)



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 25<sup>th</sup> JULY 2017 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Karen Bowden, Anita Forde, Donald Fraser, Richard Herbert and Caroline Parker.

In Attendance: Abbie Cotterell (Assistant Proper Officer) and 2 members of the public

***The meeting opened at 7.30 pm***

53. APOLOGIES FOR ABSENCE

Cllrs: Patrick Fox, Valerie Morgan & Jane Ward

54. DECLARATION OF MEMBERS' INTERESTS

***Cllrs Karen Bowden & Richard Herbert declared a pecuniary interest in 4 Canvey Road as the applicant is known to them personally.***

55. TO APPROVE MINUTES OF THE MEETING ON 11<sup>TH</sup> JULY 2017

The minutes of 11<sup>th</sup> July 2017 were agreed and signed by the Chairman.

It was discussed that it may be useful for this Committee to quote relevant planning policy when considering applications.

56. THE GRAND AGAIN GROUP

The Committee discussed the response to be made and a letter will be sent to the Grand Again Group by the Town Clerk.

57. LICENSING APPLICATIONS

The Committee **NOTED** the following licensing applications.

a) **BELLINI BAR & BRASSERIE, 1008-1012 LONDON ROAD, SS9 3NE**

This application to vary a premises licence under the Licensing Act 2003 has now been withdrawn by the applicant and therefore the premises will continue to trade under the current permissions of the premises licence.

b) **136 BROADWAY, LEIGH ON SEA, ESSEX, SS9 1AA**

Following our original objection Southend Borough Council proposed conditions to the applicant which were acceptable. These included the terminal hour be reduced to 1am at weekends. These were circulated to members of the Committee and a majority decision to withdraw our objection was agreed by members of this Committee in consultation with the Town Clerk.

**PLANNING SECTION 1**

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

58. LOS/17/0150                      SOS/17/01041/FUL                      **(HERSCHELL WARD)**

**34 PERCY ROAD, LEIGH ON SEA, ESSEX SS9 2LA**

Demolish existing bungalow, erect detached bungalow with roof extension to front and sides, boundary wall to side to form covered courtyard, form layout parking to front and install new vehicular access on to Percy Road (Amended Proposal)

A member of the public spoke regarding the application. The Chairman advised that any objections to the application should be sent to SBC.

The application was discussed by the Committee.

The Committee **RESOLVED TO OBJECT** on the following material planning considerations:

- Visual impact of the development – it is out of keeping with the street scene
- Proposed development is over bearing
- The design of the development is bulky
- Loss of privacy to surrounding properties.

***2 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.**

59. LOS/17/0148                      SOS/17/00990/FULH                      **(HERSCHELL WARD)**

**94 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2LZ**

Form vehicular access on to Hadleigh Road

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION** but would like to draw Southend Borough Council's attention to the existing bus stop immediately outside this property.

60. LOS/17/0149                      SOS/17/01095/FULH                      **(ELMS WARD)**

**43 SOUTHSEA AVENUE, LEIGH ON SEA, ESSEX SS9 2AX**

Erect single storey side and rear extension, install rear dormer and convert loft into habitable Accommodation

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION.**

61. LOS/17/0156                      SOS/17/01004/FUL                      **(THAMES WARD)**

**161 WESTERN ROAD, LEIGH ON SEA, ESSEX SS9 2PD**

Erect first floor extension to form two storey dwelling-house and form pitched roof over existing rear extension

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION**.

62. LOS/17/0157                      SOS/17/01007/FUL                      **(ST CLEMENTS WARD)**  
**11 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX SS9 2DU**

Demolish part of dwellinghouse and erect part single/part two storey front extension to western side of dwelling, erect three storey front extension to eastern side of dwelling, erect a three storey rear extension, replace roof and erect dormer to rear and form new vehicular access to Leigh park road (Amended Proposal) (Part Retrospective)

The application was discussed by the Committee.

The Committee **RESOLVED TO OBJECT** on the following material planning considerations:

- Visual impact of the development – it is a significant overdevelopment and is out of keeping with the street scene.
- It will have an adverse effect of the development on the character and appearance of the Conservation area.

Cllrs Karen Bowden & Richard Herbert left the meeting

63. LOS/17/0158                      SOS/17/01013/FULH                      **(THAMES WARD)**  
**4 CANVEY ROAD, LEIGH ON SEA, ESSEX SS9 2NN**

Erect part single/part two storey rear extension, install new windows to side, rooflights to rear and removal of chimney to side (Amended Proposal)

The application was discussed by the Committee.

The Committee **RESOLVED TO OBJECT** on the following material planning considerations:

- Visual impact of the development – it is a significant overdevelopment and is out of keeping with the street scene.
- It will have an adverse effect of the development on the character and appearance of the Conservation area.
- The design of the development is bulky

Cllrs Karen Bowden & Richard Herbert returned to the meeting

64. LOS/17/0160                      SOS/17/00481/ADV                      **(LEIGH ROAD WARD)**  
**GRAND VIEW APPARTMENTS, 136 BROADWAY, LEIGH ON SEA, ESSEX SS9 2JD**

Install internally illuminated fascia sign and internally illuminated menu board to front

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION**.

65. The Committee has **NO OBJECTIONS** to the following applications:

a) LOS/17/0146                      SOS/17/00274/FULH                      **(ST. CLEMENT'S WARD)**  
**60 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP**

Install roof-light to side

b) LOS/17/0147                      SOS/17/01053/FULH                      **(ELMS WARD)**  
**139 LYMINGTON AVENUE, LEIGH ON SEA, ESSEX SS9 2AL**

Demolish existing rear conservatory and erect single storey rear extension (Amended Proposal)

- c) LOS/17/0151                      SOS/17/01049/FULH                      **(LEIGH ROAD WARD)**  
**54 UNDERCLIFF GARDENS, LEIGH ON SEA, ESSEX SS9 1EA**  
Raise ridge height and form hip to gable roof extension, erect dormers to front and rear to form habitable accommodation in roof, single storey rear extension, form terrace area to first floor front elevation, relocate main entrance door and alter elevations
- d) LOS/17/0152                      SOS/17/00994/FULH                      **(LEIGH ROAD WARD)**  
**45 CHALKWELL PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1NH**  
Erect first floor rear extension and alter side elevation (Amended Proposal)
- e) LOS/17/0153                      SOS/17/01035/FULH                      **(HIGHLANDS WARD)**  
**69 ADALIA CRESCENT, LEIGH ON SEA ESSEX SS9 3ST**  
Erect single storey rear extension (Amended Proposal)
- f) LOS/17/0154                      SOS/17/01020/FUL                      **(ST. CLEMENT'S WARD)**  
**28A OAKLEIGH PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1RP**  
Erect roof extension to rear to form habitable accommodation in roof with roof-lights to front (Amended Proposal)
- h)    LOS/17/0155                      SOS/17/01196/FUL                      **(ELMS WARD)**  
**252A ELM ROAD, LEIGH ON SEA, ESSEX SS9 1SA**  
Erect replacement external staircase to side (Amended Proposal)
- h)    LOS/17/0159                      SOS/17/01082/FULH                      **(HERSCHELL WARD)**  
**13 MARINE AVENUE, LEIGH ON SEA, ESSEX SS9 2JD**  
Demolish existing garage and extension to rear, erect single storey rear extension and alter elevation
66. The Committee **NOTED** the following Lawful Development Certificates:
- a)    SOS/17/00940/CLP                      **(ELMS WARD)**  
**44 RONALD HILL GROVE, LEIGH ON SEA, ESSEX SS9 2JB**  
Dormer to rear and rear elevation (Lawful Development Certificate – Proposed)
- b)    SOS/17/01194/CLP                      **(HERSCHELL WARD)**  
**82 SALISBURY ROAD, LEIGH ON SEA, ESSEX SS9 2JN**  
Dormer to rear with Juliette balcony to form habitable accommodation in roof and install roof-lights to front (Lawful Development Certificate–Proposed) (Amended Proposal)

***The meeting closed at 8.19pm***