



# Leigh-on-Sea Town Council

**71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288**  
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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 22<sup>nd</sup> AUGUST 2017 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

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

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

## 78. APOLOGIES FOR ABSENCE

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

## 79. DECLARATION OF MEMBERS' INTERESTS

*There were none*

## 80. TO APPROVE MINUTES OF THE MEETING ON 8<sup>th</sup> AUGUST 2017

The minutes of 8<sup>th</sup> August 2017 were agreed and signed by the Chairman.

### PLANNING SECTION 1

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

#### 81. LOS/17/0181                      SOS/17/01352/FULH                      (ST. CLEMENT'S WARD)

**29 QUEEN'S ROAD, LEIGHON SEA, ESSEX SS9 1AZ**

Render front elevation to dwelling-house and existing boundary wall to front

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION.**

***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.

82. LOS/17/0174                      SOS/17/01287/FUL                      **(LEIGH ROAD WARD)**  
**SITE OF GARAGES REAR OF 1-4 CHALKWELL BAY FLATS, UNDERCLIFF GARDENS, LEIGH ON SEA, ESSEX SS9 1EA**

Erect additional garage to existing garage site rear of 1-4 Chalkwell Bay flats (Amended Proposal)  
The application was discussed by the Committee.

The application was discussed by the Committee.

The Committee **RESOLVED TO OBJECT** on the basis there is already an overdevelopment of garages in this area and it would have a dominant visual impact on the surrounding area. It would also cause access problems to the other garages and increase the parking stress on Grand Parade.

83. LOS/17/0176                      SOS/17/01177/FULH                      **(ST. JAMES WARD)**  
**40 CHELTENHAM DRIVE, LEIGH ON SEA, ESSEX SS9 3EH**

Erect single storey side and rear extension and roof extension with dormers to rear

The application was discussed by the Committee.

The Committee **RESOLVED TO OBJECT** as it is an overdevelopment and would be detrimental to the street scene.

84. LOS/17/0177                      SOS/17/01187/FUL                      **(ST. CLEMENT'S WARD)**  
**101 BROADWAY WEST, LEIGH ON SEA, ESSEX SS9 2BU**

Install new shopfront to front elevation incorporating automatic sliding door

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION** but wished it noted their disappointment with the choice of materials - it is not in keeping with the surrounding properties.

85. LOS/17/0180                      SOS/17/01235/FULH                      **(ST. CLEMENT'S WARD)**  
**30 SEAVIEW ROAD, LEIGH ON SEA, ESSEX SS9 1AT**

Erect single storey side and rear extension

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION.**

86. LOS/17/0182                      SOS/17/01022/FUL                      **(ELMS WARD)**  
**159 SOUTHSEA AVENUE, LEIGH ON SEA, ESSEX SS9 2BH**

Convert building from office (Class B1(A)) and light industrial (Class B1(C)) to seven self-contained flats (Class C), alter elevations, install Juliette balcony at first floor to front, erect porch to front, boundary fence/wall and install raised planters

The application was discussed by the Committee.

The Committee **RESOLVED TO OBJECT** on the basis it is an overdevelopment and could be considered a backland development. Concerns were also expressed for the apparent lack of adequate amenity space.

There is some concern over the narrow entrance/exit to the site, as it could become a safety issue in an emergency exit situation. There is also some concern over the loss of employment in removing the offices/light industrial space.

87. LOS/17/0184                      SOS/17/01269/FULH                      **(BONCHURCH WARD)**  
**12 TANKERVILLE DRIVE, LEIGH ON SEA, ESSEX SS9 3DF**

Erect single storey rear extension

The application was discussed by the Committee.

The Committee **RESOLVED NO OBJECTION.**

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

- a) LOS/17/0175                      SOS/17/01239/FULH                      **(ELMS WARD)**  
**130 LEIGHTON AVENUE, LEIGH ON SEA, ESSEX SS9 1PY**  
Erect single storey rear extension and alter rear elevation (Amended Proposal)
- b) LOS/17/0178                      SOS/17/01292/FULH                      **(LEIGH ROAD WARD)**  
**93 WOODFIELD ROAD, LEIGH ON SEA, ESSEX SS9 1ET**  
Erect single storey rear extension
- c) LOS/17/0179                      SOS/17/01241/FULH                      **(THAMES WARD)**  
**7 BERKELEY GARDENS, LEIGHON SEA, ESSEX SS9 2TD**  
Erect single storey side and rear extension
- d) LOS/17/0184                      SOS/17/01269/FULH                      **(BONCHURCH WARD)**  
**12 TANKERVILLE DRIVE, LEIGH ON SEA, ESSEX SS9 3DF**  
Erect single storey rear extension
- e) LOS/17/0185                      SOS/17/01179/FULH                      **(ELMS WARD)**  
**10 VICTORIA ROAD, LEIGH ON SEA, ESSEX SS9 1AU**  
Erect single storey side extension

89. The Committee **NOTED** the following General Permitted Development:

- a) LOS/17/0183                      SOS/17/01429/GPDE                      **(THAMES WARD)**  
**93 TATTERSALL GARDENS, LEIGH ON SEA, ESSEX SS9 2QZ**  
Erect single storey rear extension, projecting 8M beyond the existing rear wall of the dwelling, 3M high to eaves and with a maximum height of 4M

90. The Committee **NOTED** the following Southend Borough Councils decisions.

- a) LOS/17/0050                      SOS/17/00327/FUL                      **(LEIGH ROAD WARD)**  
**149 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1JF**  
Erect second floor to provide two self- contained flats, erect three storey rear extension, ground floor parking refuse store and Juliette balconies to rear elevation and terraced area to front and side (147-149 Leigh Road) (Amended Proposal)

Leigh Town Council **STATED OBJECTION** and Southend Borough Council **REFUSED PERMISSION** 26<sup>TH</sup> May 2017

- b) LOS/17/0093                      SOS/17/00592/FUL                      **(ST. CLEMENT'S WARD)**  
**27 LEIGHTON AVENUE, LEIGH ON SEA, ESSEX SS9 1QB**  
Erect dormer to rear to form one self-contained flat in roof, remove external staircase to rear and alter elevations (Part-Retrospective)

Leigh Town Council **STATED OBJECTION** and Southend Borough Council **REFUSED PERMISSION** 19<sup>th</sup> June 2017

- c) LOS/17/0082                      SOS/17/00585/FULH                      **(THAMES WARD)**  
**7 LEIGH GARDENS, LEIGH ON SEA, ESSEX SS9 2PX**  
Erect two storey side extension, single storey rear extension, form hipped to gable roof extension, install dormer and roof- light to rear

Leigh Town Council **STATED OBJECTION** and Southend Borough Council **REFUSED PERMISSION** 30<sup>th</sup> May 2017

- d) LOS/17/0123                      SOS/17/00771/FUL                      **(LEIGH ROAD WARD)**  
**31 GRAND PARADE, LEIGH ON SEA, ESSEX SS9 1DX**  
Demolish existing block of flats, erect 6 storey building comprising of five self-contained flats with basement car parking, layout cycle and bin store (Amended Proposal)

Leigh Town Council **STATED OBJECTION** and Southend Borough Council **REFUSED PERMISSION** 28<sup>th</sup> July 2017

- e) LOS/17/001                      SOS/17/00662/ FULH                      **(THAMES WARD)**  
**7 CANVEY ROAD, LEIGH ON SEA, ESSEX SS9 2NN**  
Retain front door (Retrospective)

Leigh Town Council **STATED OBJECTION** and Southend Borough Council **REFUSED PERMISSION** 3rd July 2017

- f) LOS/17/0119                      SOS/17/00867/FULH                      **(THAMES WARD)**  
**36 MEDWAY CRESCENT, LEIGH ON SEA, ESSEX SS9 2UY**  
Erect two storey side and rear extension

Leigh Town Council **STATED OBJECTION** and Southend Borough Council **REFUSED PERMISSION** 17th July 2017

***The meeting closed at 8.11pm***