



# Leigh-on-Sea Town Council

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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 8<sup>th</sup> MAY 2018 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), John Duprey and Caroline Parker.

In Attendance: Abbie Cotterell (Assistant Proper Officer)

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

#### 292. CHAIRMANS OPENING REMARKS

The Chairman welcomed members to the last meeting of this Committee for the Council year. The Chairman thanked the office staff for their continued support over the last year with planning matters.

A letter had been received prior to the meeting, thanking the Committee for their support over the past couple of years with an ongoing planning issue.

#### 293. APOLOGIES FOR ABSENCE

Cllr: Anita Forde, Patrick Fox, Richard Herbert and Valerie Morgan

#### 294. DECLARATION OF MEMBERS' INTERESTS

**There were none**

#### 295. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 10<sup>th</sup> April 2018 and 24<sup>th</sup> April 2018 were agreed and signed by the Chairman.

#### 296. LICENSING APPLICATIONS

- a) **SOS/18/00877/LAVARY - NAVANAH, 136 BROADWAY, LEIGH ON SEA, ESSEX, SS9 1AA**  
Application to vary the current Premises Licence: -

- 1) To reduce current capacity of premises
- 2) To increase the terminal hour for licensed activities Sunday to Thursday to 23.00 hours

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

- b) **SOS/18/00836/LAVARY - THE CRAFTY HALF, 1376 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2UH**

Application to vary the current Premises Licence:-

- 1) To increase the permitted capacity
- 2) To allow use of the front external area between the 09.00 & 22.00 Opening times and licensable activities are unchanged.

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

**PLANNING SECTION 1**

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

297. LOS/18/0129                      SOS/18/00598/FUL                      **(ST. CLEMENT'S WARD)**  
**LAND AT 33 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2DY**  
Erect two storey dwelling-house with basement level and form vehicular access on to Hadleigh Road  
(Amended Proposal)

The application was discussed by the Committee and **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.**

298. LOS/18/0126                      SOS/18/00568/FULH                      **(HIGHLANDS WARD)**  
**7 COSGROVE AVENUE, LEIGH ON SEA, ESSEX SS9 3TZ**  
Erect two storey side extension, single storey front and rear extension and form boundary fence to side

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

299. LOS/18/0128                      SOS/18/00635/FUL                      **(THAMES WARD)**  
**9 BERKELEY GARDENS, LEIGH ON SEA, ESSEX SS9 2TD**  
Hip to half roof extension to side with dormer to rear, erect single storey rear and side extensions, install canopy roof and gates to front and alter elevations (Amended Proposal)

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

300. LOS/18/0136                      SOS/18/00608/FUL                      **(LEIGH ROAD WARD)**  
**282 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1BW**  
Erect two additional floors to form five storey building to form two self-contained flats, layout two parking spaces and bike store

Officer's recommendation to the Committee (reasons provided in the report): Objection could be considered.

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

The proposed development will not add to the overall quality of the area. It does not respect the character of the site, its local context and surroundings in terms of height. The development would not contribute positive to the space between buildings and their relationship to the public realm, nor does it protect the amenity of the surrounding area with regard to outlook and the visual enclosure. Furthermore it does not adopt a scale subservient and respectful to the original building and surrounding area. Therefore this development is contrary to DM1 and DM3.

301. LOS/18/0137                      SOS/17/01156/ADV                      **(ST. CLEMENT'S WARD)**  
**THOMPSON FIRST CHOICE 55 BROADWAY, LEIGH ON SEA, ESSEX SS9 1PE**

Install two internally illuminated fascia signs and various non-illuminated vinyl signs

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

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

- a) LOS/18/0121                      SOS/18/00588/FULH                      **(HIGHLANDS WARD)**  
**231 HIGHLANDS BOULEVARD, LEIGH ON SEA, ESSEX SS9 3TL**  
Erect single storey side extension
- b) LOS/18/0123                      SOS/18/00613/FULH                      **(ST CLEMENT'S WARD)**  
**34 LEIGHTON AVENUE, LEIGH ON SEA, ESSEX SS9 1QB**  
Erect single storey side and rear extension
- c) LOS/18/0124                      SOS/18/00390/FUL                      **(LEIGH ROAD WARD)**  
**72A LORD ROBERTS AVENUE, LEIGH ON SEA, ESSEX SS9 1NE**  
Form hardstanding to front and install vehicular access on to Lord Roberts Avenue  
Officer's recommendation to the Committee (reasons provided in the report): Objection could be considered.
- d) LOS/18/0125                      SOS/18/00476/FUL                      **(ST. CLEMENT'S WARD)**  
**98 BROADWAY, LEIGH ON SEA, ESSEX SS9 1AB**  
Alter front elevation
- e) LOS/18/0127                      SOS/18/00618/FULH                      **(HIGHLANDS WARD)**  
**88 HIGHLANDS BOULEVARD, LEIGH ON SEA, ESSEX SS9 3QN**  
Erect two storey side extension
- f) LOS/18/0130                      SOS/18/00672//FUL                      **(LEIGH ROAD WARD)**  
**81 LORD ROBERTS AVENUE, LEIGH ON SEA, ESSEX SS9 1ND**  
Convert roof-space into habitable accommodation and alter elevations
- g) LOS/18/0131                      SOS/18/00647/FULH                      **(ELMS WARD)**  
**135A LEIGH HALL ROAD, LEIGH ON SEA, ESSEX SS9 1QY**  
Erect dormer to rear of first floor flat and convert loft into habitable accommodation and install three roof- lights to front  
Officer's recommendation to the Committee (reasons provided in the report): Objection could be considered.
- h) LOS/18/0134                      SOS/18/00688/BC4M                      **(HIGHLANDS WARD)**  
**BELFAIRS ACADEMY, HIGHLANDS BOULEVARD, LEIGH ON SEA ESSEX SS9 3TG**  
Install plant equipment and associated works for three external air handling units (AHU) enclosed with acoustic screens to roof of main school building
- i) LOS/18/0135                      SOS/18/00727/TPO                      **(HIGHLANDS WARD)**  
**17 WARREN ROAD, LEIGH ON SEA, ESSEX SS9 3TT**  
Reduce crown of two Sycamore Trees, two Robina trees and one Hornbeam tree (Application for works to trees covered by a Tree Preservation Order)
- j) LOS/18/0138                      SOS/18/00671/FUL                      **(THAMES WARD)**  
**30 CANVEY ROAD, LEIGH ON SEA, ESSEX SS9 2NN**  
Form habitable accommodation in roof-space and install roof- lights to rear
- k) LOS/18/0139                      SOS/18/00666/AMDT                      **(ST.CLEMENT'S WARD)**  
**44-46 BROADWAY, LEIGH ON SEA, ESSEX SS9 1AH**  
Application to vary condition 03 (Opening Hours) and condition 04 (Opening hours) and condition 04 (Opening hours of Outdoor Seating) Minor Material Amendment of Planning Permission 11/00109/FUL dated 01.04.2011)

303. The Committee **NOTED** the following General Permitted Development Applications:

- a) LOS/18/0122 SOS/18/00657/GPDE (HIGHLANDS WARD)  
**49 OLIVE AVENUE, LEIGH ON SEA, ESSEX SS9 3PU**  
Erect single storey rear extension, projecting 4M beyond the existing rear wall of the dwelling, 3.08m high to eaves and with a maximum height of 3.13M
- b) LOS/18/0132 SOS/18/00777/GPDE (ELMS WARD)  
**43 RONALD HILL GROVE, LEIGH ON SEA, ESSEX SS9 2JB**  
Erect single storey rear extension, projecting 4M beyond the existing rear wall of the dwelling, 3M high to eaves and with a maximum height of 3.6M
- c) LOS/18/0133 SOS/18/00771/GPDE (ST. JAMES' WARD)  
**104 BLENHEIM CRESCENT, LEIGH ON SEA, ESSEX SS9 3DX**  
Erect single storey rear extension, projecting 4.2M beyond the existing rear wall of the dwelling with a maximum height of 4M and an eaves height of 3M. The extension would be joined to an existing enlargement of the dwelling-house and the total enlargement would extend 6M beyond the rear wall of the original dwelling, have a maximum height of 4M and an eaves height of 3M

304. The Committee **NOTED** the following Lawful Development Certificates:

- a) SOS/18/0060CLP (HIGHLANDS WARD)  
**45 HIGHLANDS BOULEVARD, LEIGH ON SEA, ESSEX SS9 3TQ**  
Hip to gable roof extension to form habitable accommodation in roof with dormer to rear and roof-lights to front (Lawful Development Certificate – Proposed)
- b) SOS/18/00510/CLP (HIGHLANDS WARD)  
**37 AGNES AVENUE, LEIGH ON SEA, ESSEX SS9 3SW**  
Single storey rear extension (Lawful Development Certificate – Proposed)
- c) SOS/18/00594 /CLP (BONCHURCH WARD)  
**29 ELMSLEIGH DRIVE, LEIGH ON SEA, ESSEX SS9 3DW**  
Single storey rear extension and porch to front (Lawful Development Certificate – Proposed)
- d) SOS/18/00611/CLP (ST. CLEMENTS WARD)  
**34 LEIGHTON AVENUE, LEIGH ON SEA, ESSEX SS9 3DW**  
Dormer to rear and convert loft into habitable accommodation (Lawful Development Certificate – Proposed)
- e) SOS/18/0064/CLP (ELMS WARD)  
**12 LYMINGTON AVENUE, LEIGH ON SEA, ESSEX SS9 2AU**  
Dormer with Juliette balcony to rear and roof-lights to front (Lawful Development Certificate Proposed)

305. The Committee **NOTED** the following Appeal:

- a) LOS17/0248 SOS/18/00028/REFH (ELMS WARD)  
**41 TORQUAY DRIVE, LEIGH ON SEA, ESSEX SS9 1SD**  
Erect part single /part two storey side extension with dormers to front and rear and conservatory to rear

***The meeting closed at 7.50pm***