



# Leigh-on-Sea Town Council

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Chairman: Cllr Jill Healey  
Vice-Chairman: Cllr Vivien Rosier  
Town Clerk: Helen Symmons PLSCC

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE  
TUESDAY 10<sup>th</sup> DECEMBER 2019  
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Doug Cracknell, Anita Forde Caroline Parker and Vivien Rosier

In Attendance: Abbie Cotterell (Assistant Town Clerk) and 3 members of the public

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

111. APOLOGIES FOR ABSENCE

Cllr Damian O'Boyle

112. DECLARATION OF MEMBERS' INTERESTS

There were none

113. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 26<sup>th</sup> November 2019 were agreed and signed.

**PLANNING SECTION 1**

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

114. LOS/19/0357                      SOS/19/00823/FULH                      (THAMES)  
[20 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN](#)  
Erect wooden lean to side

The application was discussed by the Committee and Leigh Town Council **RESOLVED TO OBJECT** to the application as the addition of the lean to would change the look in this conservation area and is not compatible with the architectural style and character of the building and neighbouring properties. It does not demonstrate that the benefits of the proposal outweighs the loss of the traditional frontage, which is in contravention of policy DM13.

In addition 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

***1 member of the public left the meeting***

115. LOS/19/19/0371                      SOS/19/02143/FUL                      **(HIGHLANDS)**  
**DEVELOPMENT LAND UNDERWOOD SQUARE, LEIGH-ON-SEA, ESSEX, SS9 3PB**  
Erect No.1 5 bedroom detached dwelling house, layout parking to front with associated crossover onto underwood square.

The application was discussed by the Committee and Leigh Town Council **RESOLVED TO OBJECT** as the development would, by reason of its design, bulk, mass size and siting, result in an overbearing relationship with and an increased sense of visual enclosure and a loss of light and outlook at 51 Lime Avenue, which is out of keeping with and detrimental to the character and appearance of the application site and the area more widely. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Policies KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1 and DM3 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

Section 13 (Foul Sewage) on the planning application is of concern. There is no mention as to how the foul water would be disposed of. We need assurances that the infrastructure will be able to cope with the high volumes of waste/foul water from a 5 bedroomed, 3 W.C/bathroom house on land where previously only 1 house existed. This would have a detrimental effect on the surrounding homes and Leigh Town Council would like the assurance that the application complies with policy DM2 of the Southend-on-Sea Development Management document (2015). The loss of a number of trees also cause some concerns.

Additionally the parking spaces included in the plan are also not suitable and in contravention of the Townscape Guide section 4 – forecourt parking in new developments.

***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.**

116. LOS/19/0358                      SOS/19/02036/FUL                      **(HIGHLANDS)**  
**228 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, ESSEX, SS9 3QY**  
Erection of dwelling house following demolition of existing. (Amended)

The application was discussed by the Committee and Leigh Town Council **RESOLVED TO OBJECT** to the application as the proposed overly strident contemporary design remains incongruous to the street scene and fails to pay sufficient respect for the character and appearance of the avenue of houses built of similar styles from the 1930's.

The design quality will not add to the overall quality of the area and does not 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.

117. LOS/19/0373                      SOS/19/01951/FUL                      **(BONCHURCH)**  
**1355 – 1369 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2SA**  
Form one Additional self-contained flat, alter elevations.

The application was discussed by the Committee and **RESOLVED TO OBJECT**. This proposal is a complete overdevelopment and an attempt to overcrowd the plot. It would also result in unacceptable detrimental harm to the residential amenity of the future occupiers.

118. The Committee had **NO OBJECTION** to the following applications:

- a) LOS/19/0356                      SOS/19/02041/FULH                      **(THAMES)**  
[20 BERKELEY GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2TE](#)  
 Erect first floor extension to convert bungalow into two storey dwelling house with habitable accommodation in roof space, erect single storey front and side extensions, install balcony to rear, ramp access to front, alter elevations and form vehicular access
- b) LOS/19/0359                      SOS/19/02089/FULH                      **(LEIGH ROAD)**  
[14 GLEN ROAD, LEIGH-ON-SEA, ESSEX, SS9 1EU](#)  
 Erect dormer to rear with Juliette balcony to form habitable accommodation in the roofspace and roof lights to front. (Amended)
- c) LOS/19/0360                      SOS/19/02074/FULH                      **(THAMES)**  
[52 TATTERSALL GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2QT](#)  
 Erect first floor extension to convert bungalow into storey dwelling house, erect porch to front, install raised decking to rear, alter elevations.
- d) LOS/19/0361                      SOS/19/02069/ADV                      **(LEIGH ROAD)**  
[188 LEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 1BT](#)  
 Install one internally illuminated fascia sign, two internally illuminated hanging signs and two internally illuminated menu panel signs.
- e) LOS/19/0362                      SOS/19/02020/FUL                      **(ST CLEMENTS)**  
[RIO BAR LTD 109 – 111 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1PE](#)  
 Replace ground floor windows to front and side elevation. (Amended)
- f) LOS/19/0363                      SOS/19/01989/FULH                      **(HERSHELL)**  
[21 GRANGE ROAD, LEIGH-ON-SEA, ESSEX, SS9 2HS](#)  
 Erect single storey rear/side extension and second floor rear extension to form additional habitable accommodation in roof.
- g) LOS/19/0364                      SOS/19/02092/FULH                      **(HERSHELL)**  
[54 VERNON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NG](#)  
 Erect single storey side extension.
- h) LOS/19/0365                      SOS/19/02091/FULH                      **(THAMES)**  
[26 MEDWAY CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 2UY](#)  
 Erect single storey side extension.
- i) LOS/19/0366                      SOS/19/02080/FULH                      **(HIGHLANDS)**  
[54 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, ESSEX, SS9 3QN](#)  
 Erect part single/part two storey side and rear extension and convert loft into habitable accommodation.
- j) LOS/19/0367                      SOS/19/01793/FULH                      **(THAMES)**  
[150 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2RB](#)  
 Install vehicular access onto marine parade.
- k) LOS/19/0368                      SOS/19/02117/FULH                      **(HIGHLANDS)**  
[39 BAILEY ROAD, LEIGH-ON-SEA, ESSEX SS9 3PJ](#)  
 Erect single storey side and rear extension with roof lantern.
- l) LOS/19/0369                      SOS/19/02087/BC4                      **(ST CLEMENTS)**  
[COCKLE SHED 8 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2ER](#)

Install backup generator and security fencing to land rear of existing cockle sheds 7, 8 and 9.

- m) LOS/19/0370                      SOS/19/02110/FUL                      **(LEIGH ROAD)**  
**840 – 846 LONDON ROAD, LEIGH-ON-SEA, ESSEX SS9 3NH**  
Demolish existing building, erect part two/part three storey building to form nine self-contained flats, layout parking and bin and cycle stores to rear (Amended)
- n) LOS/19/0372                      SOS/19/02083/FUL                      **(ST CLEMENTS)**  
**109 – 111 BROADWAY WEST LEIGH-ON-SEA, ESSEX SS9 2BU**  
Change of use from retail (Class A1) to Clinic (Class D1)

119. HIGHWAYS

**THE SOUTHEND-ON-SEA BOROUGH COUNCIL (VARIOUS ROADS) (STOPPING, WAITING, LOADING AND UNLOADING PROHIBITIONS AND RESTRICTIONS, PARKING PLACES AND PERMIT PARKING ZONES) (CONSOLIDATION) ORDER 2016 (AMENDMENT NO. 12) ORDER 2019**

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

***The meeting closed at 8.18 pm***