



Leigh-on-Sea Town Council

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Chairman: Cllr Richard Herbert
Vice Chairman: Cllr Syrie Cox
Town Clerk: Paul Beckerson



Notice is hereby given that the next meeting of the **Planning & Licensing Committee** will take place on **Tuesday 27th January 2015** at the **Leigh Community Centre, 71-73 Elm Road, Leigh-on-Sea at 7.30pm** when it is hoped to transact the following business:

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATION OF MEMBERS' INTERESTS
3. LICENSING APPLICATIONS

Leigh Dance Centre, 1A Elm Road, Leigh-on-Sea, Essex, SS9 2HZ

Report back on Application for new premises licence:

Leigh Town Council would withdraw its objections if:

- Sound limiting equipment is installed and maintained, and all music is played through it or controlled by it to ensure that the music is not a public nuisance outside the building or within neighbouring properties.
- All music finishes at 22:30 Sunday to Thursday except for the 25 social dance evenings (if they should occur Sunday to Thursday)
- Alcohol is sold (on and off sales) only to patrons of a current dance class or the organised social dance evenings. ('Current' meaning that the purchaser is already present at one of these events)
- No alcohol is sold during children's classes or children's events except to adults genuinely accompanying participating children.

The applicant has agreed to all the conditions with the exception of 2 with a finish time of 22.30 but have agreed that 23.00 is acceptable, under the power of delegation this has been accepted.

4. APPROVE MINUTES OF THE PREVIOUS MEETING
5. PLANNING APPLICATIONS
 - a) LOS/15/0024 SOS/14/01966/FUL
THE PETER BOAT INN, 27 HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)
Replace drawings 35F, 48, 39, 38, 36A, 37B and 58. (Variation of Condition 2 of Planning Permission 13/00113/FUL dated 11.04.2013).
APPLICATION WITHDRAWN
 - b) LOS/15/0025 SOS/14/02033/FUL
ROYAL MAIL LEIGH-ON-SEA DELIVERY OFFICE, 1373 LONDON ROAD SS9 2AA (Bonchurch Ward)
Convert Sorting Office (Class B8) to nine self-contained flats (Class C3), alter elevations, install balconies to front, side and rear elevations, install access ramp to rear elevation and layout parking for 9 cars, bin and cycle storage.
 - c) LOS/15/0026 SOS/14/01977/FUL
ESSO AND TESCO EXPRESS – 1781-1799 LONDON ROAD, LEIGH-ON-SEA, SS9 2ST (Highlands Ward)
Replacement of existing fuel tanks, fuel pipework (including vent stack) and fuel dispensers and replacement hardstanding.

- d) LOS/15/0027 SOS/14/01884/RES
110 MARGUERITE DRIVE, LEIGH-ON-SEA, SS9 1NW (Leigh Road Ward)
Provide detailed landscaping (approval of reserved matters following outline Permission Ref. 14/00031/OUT granted on Appeal 12/05/2014).
- e) LOS/15/0028 SOS/14/02035/FUL
1028 LONDON ROAD, LEIGH-ON-SEA, SS9 3ND (Elms Ward)
Demolish existing dwelling, erect three storey block comprising 6 self-contained flats with balconies to north and east elevations and roof garden, 90 square metres of retail floor space to ground floor, layout cycle store, refuse store and internal parking area to ground floor (Amended Proposal).
- f) LOS/15/0029 SOS/14/02062/FUL
137A MARINE PARADE, LEIGH-ON-SEA, SS9 2RB (Thames Ward)
Replace existing first floor windows.
- g) LOS/15/0030 SOS/14/01407/BC4
STRAND WHARF, HIGH STREET, LEIGH-ON-SEA, SS9 (St Clement's Ward)
Use Wharf as public open space and associated landscaping.
- h) LOS/15/0031 SOS/14/02042/FULH
27 LYMINGTON AVENUE, LEIGH-ON-SEA, SS9 2AU (Elms Ward)
Demolish existing conservatory, erect single storey side and rear extension.
- i) LOS/15/0032 SOS/14/02055/FULH
36 WOODLANDS PARK, LEIGH-ON-SEA, SS9 3TY (Highlands Ward)
Erect two storey front extension and alter elevations, form new roof to existing single storey rear structure, increase roof height of main roof and install dormer to rear.
- j) LOS/15/0033 SOS/14/02078/FULH
10 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JU (Herschell Ward)
Demolish existing single storey rear structures, erect single storey rear extension and first floor rear extension, erect first floor front extension, convert existing garage into habitable accommodation, extend and replace roof and alter elevations.
- k) LOS/15/0034 SOS/15/00007/FULH
30 BERKELEY GARDENS, LEIGH-ON-SEA, SS9 2TE (Thames Ward)
Erect two storey side/rear extension and roof extension.
- l) LOS/15/0035 SOS/15/00013/FULH
12 WOODFIELD GARDENS, LEIGH-ON-SEA, SS9 1EW (Leigh Road Ward)
Gable roof to existing front bay window.
- m) LOS/15/0036 SOS/15/00014/FULH
45 VARDON DRIVE, LEIGH-ON-SEA, SS9 3SP (Highlands Ward)
Erect single storey front extension, erect single storey side/rear extension, install roof lights to rear.
- n) LOS/15/0037 SOS/15/01773/FULH
143 VARDON DRIVE, LEIGH-ON-SEA, SS9 3SH (Highlands Ward)
Single storey side and rear extension.
- o) LOS/15/0038 SOS/14/02036/FULH
34 QUORN GARDENS, LEIGH-ON-SEA, SS9 2TB (Thames Ward)
Erect single storey rear extension.
- p) LOS/15/0039 SOS/14/01990/AMDT
THE ROSY LEE CAFE, 1219 LONDON ROAD, LEIGH-ON-SEA, SS9 3JB (St James Ward)
Application for Removal of Condition 12 (Scheme for Public Art Contribution) of Planning Permission SOS/09/01949/FUL dated 08/12/2009.
- q) LOS/15/0040 SOS/15/00045/FUL
SHIMA RESTAURANT, 56 BROADWAY, LEIGH-ON-SEA, SS9 1AG (St Clements Ward)
Erect single storey rear extension with roof lantern and roof lights.

- r) LOS/15/0041 SOS/15/00057/FUL
8 AVENUE ROAD, LEIGH-ON-SEA, SS9 1AX (St Clements Ward)
Replace existing roof.
- s) LOS/15/0042 SOS/15/00051/FULH
105 GRAND PARADE, LEIGH-ON-SEA, SS9 1DW (Leigh Road Ward)
Erect conservatory to rear, form habitable accommodation in roof with roof lights to front and rear elevations.
- t) LOS/15/0043 SOS/15/00061/FULH
20 MARINE AVENUE, LEIGH-ON-SEA, SS9 2JE (Elms Ward)
Erect two storey side and rear extension, extend single storey rear extension, raise roof and erect side dormers to form habitable accommodation.
- u) LOS/15/0044 SOS/15/00031/FUL
1168 LONDON ROAD, LEIGH-ON-SEA, SS9 2AH (Elms Ward)
Demolish existing garage and store to rear and erect two storey building with replacement garage at ground floor and self-contained studio flat above.
- v) LOS/15/0045 SOS/15/00092/FUL
46A MARINE PARADE, LEIGH-ON-SEA, SS9 2NB (Herschell Ward)
Erect dormer to rear and alter elevations (Amended Proposal).
- w) LOS/15/0046 SOS/15/00086/FUL
34 PERCY ROAD, LEIGH-ON-SEA, SS9 2LA (Herschell Ward)
Demolish existing property and construct 2 No semi-detached dwellings, layout parking to front and amenity space to the rear.
6. REPORT BACK ON DELEGATED DECISIONS
- a) LOS/15/0019 SOS/14/01997/FUL
ORCHARD MOTOR CO, 1771 LONDON ROAD, LEIGH-ON-SEA, SS9 2ST (Highlands Ward)
Remove Portacabin and erect 2 storey block of 8 self-contained flats, lay out parking, amenity areas, cycle and refuse stores (Amended Proposal).
7. ROAD TRAFFIC REGULATION ACT 1984
- a) **SOUTHSEA AVENUE, LEIGH-ON-SEA**
(PROHIBITION OF WAITING & LOADING BAY) EXPERIMENTAL ORDER 2014)
- SBC are proposing to make the experimental TRO permanent
- The original proposal was for a one way street with parking on both sides. The proposal was changed at the Traffic & Parking Working Party meeting to allow parking on both sides but remain two way traffic.
- There was a delay with the implementation of the scheme due to a legal challenge by a resident. During this time vehicles unofficially parked on both sides with the two way traffic flow. This caused a lot of problems with vehicles meeting each other in the middle with no way to pass. There were numerous complaints from residents regarding this and SBC were asked to consider installing a short section of no waiting along the road to allow vehicles to pass. The most convenient place for this is at an existing driveway where there is least loss of available parking. The driveway by 22/24 is the nearest SBC could find to locate this and was the location suggested by a number of residents.
- When SBC change parking layouts these are things they have to consider and there are other roads in the Borough where these type of arrangement have been installed as part of a scheme. The area can also be used for emergency vehicles, delivery vehicles and quick drop off/ pick ups by residents without affecting the other traffic in the road.
8. ELM ROAD DEVELOPMENT BRIEF – SCHEDULE OF MODIFICATIONS AND AMENDED RED LINE PLAN
Consultation Date: Monday 19th January 2015 – Monday 16th February 2015 (5pm)

9. **LAWFUL DEVELOPMENT CERTIFICATES – FOR INFORMATION**
- a) SOS/14/01980/CLP
104 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JS (Herschell Ward)
Single storey rear extension with roof lantern (Certificate of Lawful Development – Proposed).
- b) SOS/14/02046/CLP
126 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, SS9 3QW (Highlands Ward)
Hipped to gable roof extension with dormer to rear and roof lights to front (Lawful Development Certificate – Proposed).
- c) SOS/15/00011/CLP
39 COTTESMORE GARDENS, LEIGH-ON-SEA, SS9 2TF (Thames Ward)
Hipped to gable roof extension, rear dormer and rooflight to front (Lawful Development Certificate – Proposed).
- d) SOS/15/00006/CLP
12 WOODFIELD GARDENS, LEIGH-ON-SEA, SS9 1EW (Leigh Road Ward)
Hipped to gable roof extension, part single/part two storey rear extension, rear dormer with Juliette balcony (Lawful Development Certificate – Proposed).
10. **APPEALS LODGED**
- a) LOS/14/0273 SOS/14/01437/FULH
36 LEIGH HILL, LEIGH-ON-SEA, SS9 2DN (St Clement's)
Erect front and rear dormers with balcony to rear.
An Appeal has been made to the Secretary of State against the decision of Southend-on-Sea Borough Council to refuse to grant planning permission.



Paul Beckerson
Town Clerk
22nd January 2015

Any member who is unable to attend the meeting must send their apologies before the meeting