



Leigh-on-Sea Town Council

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

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 21st May 2019
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Keith Evans (substitute for Cllr Cracknell as per TOR), Anita Forde, Paul Gilson, Caroline Parker and Vivien Rosier

In Attendance: Helen Symmons (Town Clerk) and 3 members of the public.

The meeting opened at 7.32pm

1. APOLOGIES FOR ABSENCE

Cllr Doug Cracknell

2. DECLARATION OF MEMBERS' INTERESTS

There were none

3. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 23rd April 2019 were agreed and signed.

4. APPLICATION CONSIDERED UNDER DELEGATED AUTHORITY

The Committee **NOTED** all the delegated decisions

PLANNING SECTION 1

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

5. MOTIONS AT A MEETING THAT DO NOT REQUIRE WRITTEN NOTICE

In accordance with Standing Order 11 a motion was moved to change the order of business on the Agenda.

6. LOS/19/0183 SOS/19/00757FUL **(ST. CLEMENT'S WARD)**
THE SHIP HOTEL, NEW ROAD, LEIGH ON SEA, ESSEX SS9 2EA

Change of use of former public house (Class A4) to 14 bedroom hotel (C1), erect 2 storey side extension to west side of building, raise roof ridge height and erect second floor rear extension, refurbish and alter elevations, install railings to terrace areas and balconies, erect external fire escape staircase to rear, repair existing boundary wall to front, layout 7 parking spaces and form hotel drop off point to front.

Two letters of objection had been received and the Committee also heard representations from the public. Following extensive discussion the Committee **RESOLVED TO OBJECT** because whilst keen to see an accommodation provision in Leigh and refurbishment of the building, the application is considered an overdevelopment of the site and does not respect its surroundings in terms of height and bulk. It would not contribute positively to the space between buildings and its relationship

to the public realm. The application does not protect the amenity of immediate neighbours and surrounding area and is therefore overall contrary to policy DM1 of the Development Management Document July 2015. 14 bedrooms was considered too many as with guests and employees, it will add to the parking stress in the immediate area with only the provision of 7 spaces.

3 members of the public left the meeting

7. LICENSING APPLICATIONS

SOS/19/01011/LAPREM (ST JAMES WARD)

[PASHA KEBAB, 1145 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3JF](#)

New application for a premises licence for the supply of alcohol for consumption on and off the premises Sundays to Thursdays from 15:00 – 00:00 Fridays and Saturdays from 15:00 – 02:00. The provision of late night refreshment Sundays to Thursdays from 23:00 – 00:00. Fridays and Saturdays from 23:00 – 02:00

The Committee noted that two other venues in the vicinity only had licences until 01.00 on Fridays and Saturdays. The Committee therefore **RESOLVED TO OBJECT** on the following grounds:

Public nuisance as there are highly residential areas in neighbouring streets and the style of the business would attract late night clientele who would have been already drinking in the local pubs. Being able to purchase alcohol particularly off sales will encourage further alcohol fuelled revelry and noise.

Prevention of Crime & Disorder as the sale of alcohol longer than any other establishment in the area will fuel anti-social behaviour and crime and disorder associated with intoxication.

Child protection due to the risk of selling to underage customers.

Safety as the venue is on a busy highway opposite a venue that already has a license to 01.00. This application encourages further alcohol consumption and clients' faculties will be further impaired when it comes to personal safety near the highway.

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.

8. LOS/19/0174 SOS/19/00797/FULH (LEIGH ROAD WARD)
[65 CHALKWELL PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1NH](#)
Layout parking to front and install vehicle crossover onto Chalkwell Park Drive

The application was discussed by the Committee and **RESOLVED TO OBJECT** as it would greatly change the character of the street scene in this section of a highly residential road and place additional parking stress on the majority of properties that do not have off street parking in a limited parking area. Additionally there would be a risk of flooding due to the lack of a soakaway area.

9. LOS/19/0175 SOS/19/00778/BC4 (ST. CLEMENT'S WARD)
[CAR PARK NORTH, BELTON GARDENS, LEIGH ON SEA, ESSEX SS9 2EJ](#)

The Committee **RESOLVED NO OBJECTION**

10. LOS/19/0179 SOS/19/00779/TCA **(ST CLEMENTS WARD)**
15 THE TERRACE, CHURCH HILL, LEIGH ON SEA, ESSEX SS9 2DF
Fell one Cherry tree (Application for works to a tree in a Conservation area)

The Committee **RESOLVED NO OBJECTION**

11. LOS/19/0179 SOS/19/00794/LBC **(ST CLEMENTS WARD)**
62 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP
External alterations to listed building comprising of replacement front door, rear door and UPVC skylight over rear door and replace UPVC casement window with single glazed timber casement to first floor rear elevation (Listed Building Consent)

The Town Clerk was asked to contact Southend Borough Council as the Planning Portal indicated that this application was no longer in the system. The response received was that new plans now override this application and will be submitted to Leigh Town Council imminently.

12. LOS/19/0181 SOS/19/00807/FULH **(THAMES WARD)**
131 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2RF
Erect single storey infill extension to rear

The Committee **RESOLVED TO OBJECT** as it was not clear from the information and drawings submitted of the details of the infill extension to be able to make a decision.

13. LOS/19/0182 SOS/19/00771/FUL **(HIGHLANDS WARD)**
1595 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2SG
Erect metal staircase to rear (Retrospective)

The Committee **RESOLVED TO OBJECT** as the application has not changed significantly enough from the previous refusal by Southend Borough Council. The staircase remains unacceptable as the sole, primary access to the flat due to its impracticality. It therefore does not provide an acceptable standard of accommodation.

14. LOS/19/0187 SOS/19/00846/TCA **(THAMES WARD)**
6 CANVEY ROAD, LEIGH ON SEA, ESSEX SS9 2NN
Prune and reduce crown of Arbutus tree by 1M and thin tree by 15%, remove deadwood, reduce height of two Holly trees to 2.5M, fell one Box tree to ground level. Remove deadwood and ensure 2.5M clearance over the pathway is maintained. Reduce the 2 adjacent small Holly trees to 2.5M height, fell the Box tree to ground level. Maintain size of Arbutus, Box tree has become too large for location (Application for works to Trees in a Conservation area)

The Committee **RESOLVED NO OBJECTION** knowing that the SBC arboriculturist will be considering the application in the conservation area.

15. LOS/19/0191 SOS/19/00872/FULH **(THAMES WARD)**
36 MARINE CLOSE, LEIGH ON SEA, ESSEX SS9 2RE
Hip to gable roof extensions, part pitch/ part flat roof dormer to rear with Juliette balcony, alter elevations

The Committee **RESOLVED TO OBJECT** as the application does not add to the overall quality of the area and respect the character of the site, its local context and surrounding with the architectural approach. It is overly bulky, domineering and is totally out of keeping with the street scene. It is therefore contrary to Policy DM1 of the Development Management Document July 2015.

16. LOS/19/0192 SOS/19/00844/FUL **(ELMS WARD)**
1084 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3NA

