



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP | Tel: 01702 716288
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Chair: Councillor Bernard Arscott | **Vice Chair:** Councillor Carole Mulroney
Town Clerk: Clare Milligan



Planning, Licensing and Environment Committee Meeting

You are hereby summoned to the Planning, Licensing and Environment Committee meeting to be held in Room 6, Leigh Community Centre, 71-73 Elm Road, Leigh-on-Sea, Essex, SS9 1SP on Tuesday, **22nd April 2025 at 7:30pm.**

C Milligan

Mrs Clare Milligan
Town Clerk
14th April 2025

Chair: Councillor P Gilson.

Vice Chair: Councillor J Garston.

Councillor Membership: Dr D Bowry, A Hart, P Barber, O Richards and P Wexham.

The press and the public are cordially invited to join the meeting.

AGENDA

1. Apologies for Absence

To receive and approve apologies for absence.

2. Declarations of Members' Interests

Declaration of any disclosable pecuniary interests, other registerable and non-registerable interests relating to items on the agenda in accordance with the Code of Conduct.

Members must not participate in any discussion on the matter in which they have declared a disclosable pecuniary interest or other registerable interest or participate in any vote, or further vote, taken on the matter at the meeting and must withdraw from the room unless the Member has received a dispensation in relation to the matter.

3. Public Participation

In accordance with Standing Order 3.e. to allow up to 15 minutes for members of the public to make representations, ask questions and give evidence in respect of any item on the agenda. In accordance with Standing Order 3.f. no one person shall speak for longer than 3 minutes. At the close of this item members of the public will no longer be permitted to address the Council.

4. Minutes

To receive and agree the minutes of the Planning, Licensing and Environment Committee meeting held on 8th April 2025.

5. Planning Applications

To receive the following planning applications for consideration and agreement on comments to be submitted to Southend City Council. All applications can be viewed at the City Council's planning portal by typing in the application number.

a) **25/00413/AD – Car Wash, 120 Broadway, Leigh-on-Sea SS9 1AA**

Application for approval of details pursuant to condition 06 (Details of hard and soft landscaping) of planning permission 23/00580/AMDT dated 13/07/2023

[Planning Documents](#)

- b) **25/00412/AD – Car Wash, 120 Broadway, Leigh-on-Sea SS9 1AA**
Application for approval of details pursuant to condition 03 (Details of car stacker system), 04 (Details of hard and soft landscaping) and 05 (Details of suds) of planning permission 23/01754/FUL dated 06/02/2024.
[Planning Documents](#)
- c) **25/00419/FULH – 75 Station Road, Leigh-on-Sea SS9 1ST**
Erect first floor rear extension.
[Planning Documents](#)
- d) **25/00435/FULH – 11 Cosgrove Avenue, Leigh-on-sea SS9 3TZ**
Demolish existing garage, erect part single/part two storey side/rear extension, alter elevations.
[Planning Documents](#)
- e) **25/00458/FULH – 186 Highlands Boulevard, Leigh-on-sea SS9 3QU**
Erect single storey side extension.
[Planning Documents](#)
- f) **25/00428/FULH – 224 Western Road, Leigh-on-Sea SS9 2PH**
Demolish conservatory and balcony at rear, erect rear extension with rooflight, install dormer to rear with balcony, convert garage to habitable accommodation and alter elevations.
[Planning Documents](#)
- g) **25/00339/FULH – 51 Leigh Hill, Leigh-on-sea SS9 2DH**
Replace first floor bedroom window with Juliette balcony.
[Planning Documents](#)
- h) **25/00474/FULH – 34 Cliff Parade, Leigh-on-sea SS9 1BB**
Erect single storey rear extension.
[Planning Documents](#)
- i) **25/00457/FUL – 45 Pall Mall, Leigh-on-sea SS9 1RH**
Convert existing flats to one dwellinghouse and alterations to side and rear elevations.
[Planning Documents](#)
- j) **25/00393/CLE – 25 Broadway, Leigh-on-sea SS9 1PA**
Use ground floor as retail shop (certificate of lawful development certificate - existing)
[Planning Documents](#)
- k) **25/00272/FULH – 24 Thames Drive, Leigh-on-sea SS9 2XD**
Install new vehicle crossovers onto Darenth Road and Thames Drive.
[Planning Documents](#)
- l) **25/00429/FULH – 5 Hazel Close, Leigh-on-Sea SS9 2UG**
Erect part single part two storey side and rear extension with Juliet balcony, erect single storey rear extension and alter elevations.
[Planning Documents](#)
- m) **25/00489/FULH – 24 West Street Leigh-on-sea SS9 1QG**
Demolish existing garage, erect single storey outbuilding to form garage and study ancillary to dwelling house (Amended proposal)
[Planning Documents](#)

- n) **25/00395/FULH – 272 Western Road, Leigh-on-Sea SS9 2QY**
Erect outbuilding to the rear.
[Planning Documents](#)
- o) **25/00498/AD – 14 Crescent Road, Leigh-on-Sea SS9 2PF**
Application for approval of details pursuant to conditions 05 (Details of 10% renewable energy), 06 (Water efficient design measures), 08 (Details of surface water attenuation) and 11 (Details of cycle and bin storage) of planning permission 24/00519/FUL dated 16/09/2024.
[Planning Documents](#)
- p) **25/00490/FULH – 1 Marine Close, Leigh-on-sea SS9 2RD**
Erect single storey side extension with glazed pitched roof, remove chimney, replace porch glazing and windows and install raised patio to rear (Amended proposal).
[Planning Documents](#)
- q) **25/00495/AMDT – West Leigh Baptist Church Lymington Avenue, Leigh-on-sea SS9 2AJ**
Application to vary condition 02 (Approved plans) replace drawing No. 2145 P 03A elevations with 2145 P 03B, replace drawing NO 2145 P 04A elevations with drawing Nos. 2145 C 201 elevations sheet 1 & 2145 C 202 elevations sheet 2 – alteration to ventilation system and windows updated to comply with planning condition to include obscure glass and building regulations fire rating requirements (Material amendment of planning permission 22/02284/FUL dated 07/03/2023).
[Planning Documents](#)
- r) **25/00488/FULH – 20 Dale Road, Leigh-on-sea Essex SS9 2RQ**
Hip to gable roof extension with dormer to rear to create habitable accommodation in loftspace, erect single storey side extension, convert garage and out building to habitable accommodation.
[Planning Documents](#)
- s) **25/00552/FUL – Waddle On Sea Group 1, High Street Leigh-on-sea Essex**
Install 3no. temporary large penguin sculptures on concrete plinths with associated signage at the following locations: By Buoy/Osbourne Bros., Strand Wharf and Bell Wharf beach.
[Planning Documents](#)
- t) **25/00553/FUL – Waddle On Sea Group 2, Leigh Road, Victor Drive and Broadway, Leigh-on-sea**
Install 6no. temporary large penguin sculptures on concrete plinths with associated signage at the following locations: Leigh Library Gardens, Leigh Community Centre, the On Crowd, Franks, Baptist Church/Leigh Road and the Broadway Public House.
[Planning Documents](#)
- u) **25/00547/TCA – 6 Canvey Road, Leigh-on-sea, SS9 2NN**
Reduce height and lateral branches by up to 0.5m to maintain size, thin by 15%, remove lowest branch growing towards house to provide clearance of arbutus tree (T1) (Application for works to trees in a conservation area).
[Planning Documents](#)
- v) **25/00543/TCA – 16 Seaview Road, Leigh-on-sea, SS9 1AT**
Reduce one bay tree (T1 – Laurus nobilis) to a height of 12 feet and hard lateral trim to remainder to shape (Works to trees covered by a tree preservation order).
[Planning Documents](#)

w) **25/00529/AMDT – 49 Tattersall Gardens, Leigh-on-sea SS9 2QS**

Application to vary condition 02 (Approved plans) replace plan numbers PP04 and PP05 with plan numbers PP04A and PP05A to extend the depth of the approved balcony (Material amendment of planning permission 21/01785/FULH dated 02/11/2021).

[Planning Documents](#)

x) **25/00499/FULH – 17 Henry Drive, Leigh-on-sea SS9 3QQ**

Erect single storey rear extension with rooflights.

[Planning Documents](#)

y) **25/00492/FULH - 4 Marine Close, Leigh-on-sea SS9 2RD**

Raise ridge to create first floor, dormer to rear with balcony to form habitable accommodation in roof space and rooflight to front, erect single storey rear extension with roof lights, single storey front extension and erect garage to side.

[Planning Documents](#)

z) **25/00361/FULH – 13 Cliffsea Grove, Leigh-on-Sea, Essex, SS9 1ING**

Erect single storey rear extension, loft conversion, alterations to elevations.

[Planning Documents](#)

6. Planning Appeals

To receive planning appeals that have been made to the Secretary of State against the decision of Southend City Council to refuse to grant planning permission.

a) **51a Broadway, Leigh-on-Sea SS9 1PA**

Change of use of first floor office (Class E(a)) to self-contained residential unit (Class C3), erect first floor rear extension, install cycle storage to rear

Planning Application reference: 24/01315/FUL

SBC Appeal reference: 25/00020/REFN

Planning inspectorate appeal reference: APP/D1590/W/25/3363552

Link: [25/00020/REFN | Change of use of first floor office \(Class E\(a\)\) to self-contained residential unit \(Class C3\), erect first floor rear extension, install cycle storage to rear | 51A Broadway Leigh-on-sea Essex SS9 1PA](#)

7. Chalkwell Train Station Bridge

To discuss the bridge at Chalkwell Train Station and decide how Leigh Town Council can best support local businesses, residents and users of the bridge.