



# Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP | Tel: 01702 716288

council@leighonseatowncouncil.gov.uk | [www.leighonseatowncouncil.gov.uk](http://www.leighonseatowncouncil.gov.uk)

**Chairman:** Cllr Paul Gilson | **Vice Chairman:** Cllr Andrew Wilkins

**Town Clerk:** Helen Symmons PSLCC



Members are hereby summoned to attend a meeting of the  
**PLANNING, HIGHWAYS AND LICENSING COMMITTEE** at **Leigh Community Centre**  
on **Tuesday 11<sup>th</sup> May 2021** commencing at **7.30pm**.

## Committee Membership

Cllr David Bowry, Cllr Vinice Cowell, Cllr Doug Cracknell (Chairman), Cllr Anita Forde, Cllr Paul Gilson, Cllr Alan Hart, Cllr Emma Mills, Cllr Damian O'Boyle and Cllr Andy Wilkins

## AGENDA / BUSINESS TO BE TRANSACTED

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST
3. APPROVAL OF THE MINUTES OF THE MEETING – [30<sup>th</sup> March 2021](#)
4. PLANNING CONSIDERATIONS HELP SHEET – [Appendix 1](#) (page 6)

A comprehensive guide for both Councillors and residents to be able to use when considering planning applications which will be published on the website and available for all councillors.

5. APPLICATIONS CONSIDERED UNDER DELEGATED AUTHORITY – [Appendix 2](#) (page 9)
6. PUBLIC REPRESENTATIONS
7. LICENSING APPLICATIONS
  - a) 21/00747/LAPREM  
**YAK AND YETI, 1030 LONDON ROAD, LEIGH-ON-SEA, ESSEX SS9 3ND**  
Application for a new premises licence to supply alcohol on the premises: Monday to Saturday – 10:00 – 00:00 Sunday – 10:00 – 23:00  
Late Night Refreshments on the premises: Monday to Saturday – 23:00 – 00:30 Sunday – 23:00 – 00:00  
Regulated Entertainment (recorded music) Monday to Saturday – 10:00 – 00:00 Sunday – 10:00 – 23:00  
Representations must be received by 14<sup>th</sup> May 2021.
8. LICENSED PREMESIS IN LEIGH-ON-SEA

A response has been received from Southend Borough Council Licensing Department in response to our letter dated 11<sup>th</sup> January 2021.

“In short, Public Health say their figures relate to the whole borough and cannot be defined into what comes from Leigh. They say that wards they believe are the biggest contributors are the more deprived ones and are not any of the Leigh area wards. So, on the face of it this opinion of the health data, albeit anecdotal, would slant away from Cumulative Impact.

The Police do not believe they have the evidence to support Cumulative Impact for the whole of Leigh and would need to know the specific area(s) where the Town Council feel there is an alcohol related Crime and Disorder Issue before considering it.”



Hipped to gable roof extension, erect dormers to front and rear with balconies to front to form habitable accommodation in the loftspace (amended proposal)

- k) LOS/21/0105                               SOS/21/00764/FULH                               **(HIGHLANDS WARD)**  
**[14 WARREN ROAD, LEIGH-ON-SEA, ESSEX, SS9 3TS](#)**  
Erect detached garden room to rear.
- l) LOS/21/0106                               SOS/21/00778/FUL                               **(THAMES WARD)**  
**[137 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2RB](#)**  
Erect single storey rear extension to ground floor flat, layout out additional parking space, bin and cycle store to rear.
- m) LOS/21/0107                               SOS/21/00786/FULH                               **(LEIGH ROAD WARD)**  
**[10 WOODFIELD GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1EW](#)**  
Erect part single/part two storey extension with raised patio to rear (amended proposal)
- n) LOS/21/0108                               SOS/21/00788/FULH                               **(HERSCHELL WARD)**  
**[33 BURNHAM ROAD, LEIGH-ON-SEA, ESSEX, SS9 2JU](#)**  
Erect detached outbuilding to rear.
- o) LOS/21/0109                               SOS/21/00552/FULH                               **(ST CLEMENTS WARD)**  
**[16B CLIFF PARADE, LEIGH-ON-SEA, ESSEX, SS9 1AS](#)**  
Replace existing front dormer, replace existing roof, replace existing flat roof to front with gable roof, replace windows to front and sides and install french doors to side and bi-fold doors to front, form raised deck area to front with associated fenestration.
- p) LOS/21/0110                               SOS/21/00801/FULH                               **(THAMES WARD)**  
**[163 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2RB](#)**  
Hip to gable roof extension, erect dormer to front with recessed balcony, erect dormer to rear, install glass balustrade to form balcony to side, alter elevations.
- q) LOS/21/0111                               SOS/21/00750/FULH                               **(ELMS WARD)**  
**[10 FAIRLEIGH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 2JA](#)**  
Erect single storey side extension, single storey rear extension, extend existing vehicular access onto Fairleigh Drive.
- r) LOS/21/0112                               SOS/21/00820/FULH                               **(HIGHLANDS WARD)**  
**[72 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, ESSEX, SS9 3QN](#)**  
Erect single storey rear extension, porch to front, alter roof to existing first floor side extension, alter elevations.
- s) LOS/21/0113                               SOS/21/00809/FUL                               **(LEIGH ROAD WARD)**  
**[FLAT 1 82 UNDERCLIFF GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1ED](#)**  
Extend existing garage.
- t) LOS/21/0114                               SOS/21/00821/FULH                               **(THAMES WARD)**  
**[94 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2NL](#)**  
Erect two storey rear extension.
- u) LOS/21/0115                               SOS/21/00870/FULH                               **(THAMES WARD)**  
**[164 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2RA](#)**  
Raise ridge height to form first floor with balconies to front, install dormer to front and convert loft in to habitable accommodation and erect a single storey side/rear extension (amended proposal)
- v) LOS/21/0116                               SOS/21/00802/AMDT                               **(ST CLEMENTS WARD)**  
**[3 VICTORIA ROAD, LEIGH-ON-SEA, ESSEX, SS9 1AU](#)**  
Application to vary conditions 02 (approved plans) and 04 (details of windows, doors and shopfront )- replace drawing 91394.04m with 91394.04q and replace drawing 91394.05o with 91394.05p – ground floor window designs (facing victoria road) altered(minor material amendment to planning permission 20/00083/ful dated 23/04/20 and 20/01586/amdt dated 14.01.2021.
- w) LOS/21/0117                               SOS/21/00811/FUL                               **(HERSCHELL WARD)**  
**[123 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LY](#)**

Erect single storey rear extension to existing ground floor flat with solar panels to roof and cycle storage to rear.

- x) LOS/21/0118                                  SOS/21/00808/FUL                                  **(HERSCHELL WARD)**  
[166A HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LP](#)  
Erect hip to gable roof extension to existing first floor flat with dormer to rear, rooflights to front to convert loft in to habitable accommodation.
- y) LOS/21/0119                                  SOS/21/00687/AD    **(LEIGH ROAD WARD)**  
[834 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 3NH](#)  
Application for approval of details pursuant to conditions 08 (details of materials) and 10 (landscaping scheme) of planning permission 19/01656/ful dated 23.12.2019.
- z) LOS/21/0120                                  SOS/21/00828/FULH    **(HERSCHELL WARD)**  
[30 HERSCHELL ROAD LEIGH-ON-SEA ESSEX SS9 2NH](#)  
Erect dormer to rear with juliette balcony to form habitable accommodation in the loftspace.
- aa) LOS/21/0121                                  SOS/21/00818/FUL    **(ELMS WARD)**  
[1102A LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2AJ](#)  
Erect and replace existing first floor sloping roof to rear at first floor level with flat roof, convert loft into habitable accommodation with dormer to rear and install juliet balcony (amended proposal)
- bb) LOS/21/0128                                  SOS/21/00894/FULH    **(LEIGH ROAD WARD)**  
[84 DUNDONALD DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1NB](#)  
Erect single storey rear extension.
- cc) LOS/21/0129                                  SOS/21/00858/FULH    **(HIGHLANDS WARD)**  
[38 WOODLANDS PARK, LEIGH-ON-SEA, ESSEX, SS9 3TY](#)  
Erect swimming pool to rear with associated heating plant (retrospective)
- dd) LOS/21/0130                                  SOS/21/00854/FULH    **(LEIGH ROAD WARD)**  
[75 CHALKWELL PARK DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1NH](#)  
Layout parking to front and form new vehicle crossover onto Chalkwell Park Drive (amended proposal)
- ee) LOS/21/0131                                  SOS/21/00835/FUL    **(ELMS WARD)**  
[FLAT A 75 CRANLEIGH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1SX](#)  
Erect dormer to rear.
- ff) LOS/21/0132                                  SOS/21/00874/FULH    **(THAMES WARD)**  
[77 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2NL](#)  
Erect single storey rear extension, convert garage in to habitable accommodation and install rooflights to front.
- gg) LOS/21/0134                                  SOS/21/00456/FULM    **(HERSCHELL WARD)**  
[MEMORY HOUSE 6 - 9 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2NA](#)  
Demolish existing building and erect replacement care home (class c2) comprising of 50 bed care units with private amenity space, landscaped frontage, refuse and cycle stores to rear, layout parking rear, and remove existing vehicle crossover and reposition on to Hadleigh Road.
- hh) LOS/21/0135                                  SOS/21/00892/FULH    **(ELMS WARD)**  
[37 LIME AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3PA](#)  
Erect part two/part single storey rear extension alter elevations and form vehicular access on to lime avenue.
- ii) LOS/21/0136                                  SOS/21/00865/FULH    **(BONCHURCH WARD)**  
[243 STATION ROAD, LEIGH-ON-SEA, ESSEX, SS9 3BP](#)  
Erect single storey rear extension.
- jj) LOS/21/0136                                  SOS/21/00859/AMDT    **(ST CLEMENTS WARD)**  
[95 - 97 BROADWAY WEST, LEIGH-ON-SEA, ESSEX, SS9 2BU](#)

Application to vary condition 1 (approved opening hours) to allow trading between 08:00 to 18:00 Sunday to Thursday and bank/public holidays and between 08:00 to 22:30 Friday and Saturday (minor material amendment of planning permission 19/01895/amdt dated 20.12.2019)

7. GENERAL PERMITTED DEVELOPMENT

- a) LOS/21/0126 SOS/21/00839/GPDE  
**112 SOUTHSEA AVENUE LEIGH-ON-SEA ESSEX, SS9 2BJ**  
Erect single storey rear extension, projecting 4.75m beyond the existing rear wall of the dwelling, 2.5m high to eaves and with a maximum height of 3.96m.
- b) LOS/21/0127 SOS/21/00856/GPDE  
**229 HIGHLANDS BOULEVARD LEIGH-ON-SEA ESSEX, SS9 3TL**  
Erect single storey rear extension, projecting 3.5m beyond the existing rear wall of the dwelling, 3m high to eaves and with a maximum height of 3m.

8. LAWFUL DEVELOPMENT CERTIFICATES – FOR INFORMATION

- a) LOS/21/0096 SOS/21/00654/CLP  
**15 LEIGHAM COURT DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1PS**  
Erect single storey side extension (certificate of lawful development - proposed)
- b) LOS/21/0122 SOS/21/00849/CLP  
**30 EASTWOOD ROAD LEIGH-ON-SEA ESSEX, SS9 3AB**  
Single storey rear extension (Lawful Development Certificate - Proposed)
- c) LOS/21/0123 SOS/21/00814/CLP  
**7 GLEN ROAD, LEIGH-ON-SEA, ESSEX, SS9 1EU**  
Dormer to rear with juliette balcony and roof lights to front (Lawful Development Certificate Proposed)
- d) LOS/21/0124 SOS/21/00837/CLP  
**88 HIGHLANDS BOULEVARD LEIGH-ON-SEA ESSEX, SS9 3QN**  
Dormer to rear (Lawful development certificate - proposed)
- e) LOS/21/0125 SOS/21/00847/CLP  
**78 HIGHLANDS BOULEVARD LEIGH-ON-SEA ESSEX, SS9 3QN**  
Dormer to side and rear and roof lights to front (Lawful Development Certificate - Proposed)

*Helen Symmons*

Helen Symmons PSLCC  
Town Clerk  
6<sup>th</sup> May 2021

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



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## Leigh-on-Sea Town Council – Planning Considerations Help Sheet

### Do Town Councils grant planning permission?

- Town and parish councils are not Planning Authorities. Town and parish councils are only statutory consultees in the planning process.
- This means that they only have the right to be informed of planning applications within the parish.
- They cannot approve or reject planning applications.
- They can only comment on planning applications in the same way that individuals can comment.
- Consequently the length of time taken to determine a planning application is governed by the local planning authority and not the town or parish Council.
- A town or parish council can request that it be given extra time to comment on an application in some circumstances.
- The decision whether this is granted rests solely with the planning authority and its own deadlines for decision making.

### What powers does Leigh-on-Sea Town Council have with respect to planning applications?

Leigh-on-Sea Town Council has chosen to be a consultee regarding Planning applications submitted within the area, we have no power to determine planning applications. Southend Borough Council notify us of all the applications within the Town Council area. The Councillors should view the plans prior to our Planning, Highways & Licensing Committee, which takes place every 3 weeks. Members of the public are permitted to attend meetings and send in written communication prior to the meeting to express their views.

Any decisions made by the Committee will be sent to the planning department at Southend Borough Council. Our views are then taken into account when the Borough Council are making a decision, providing the objections made are relevant to the determination of a planning application. Leigh-on-Sea Town Council will only comment on what are known as “material considerations” – issues, for example, such as boundary disputes between neighbours, effect on values of property, or loss of views will not be considered.

The final decision is made by the Planning Authority, **not** the Town Council.

## How do Town Councils comment on planning applications?

- Town councils can only agree to comment on planning applications in properly called Committee meetings which are open to the public. The quorum of the Committee shall be three members with one officer in attendance. Where a meeting is not quorate Standing Order 30 applies.
- The comments agreed in the Committee meeting are submitted in writing by the Assistant Town Clerk to Southend Borough Council, the planning authority.
- The process is exactly the same as that of an individual wishing to comment on a planning application.
- Town Councils are statutory consultees and have no powers to approve or reject planning applications, they can only comment or not on applications.

## Valid reasons for comment on a Planning Application

Comments that are clear, concise, accurate and backed up by planning policy stand more chance of being accepted than those that are not. When planning applications are considered, the following matters can all be relevant. These are usually referred to as 'material planning considerations':

- Central government policy and guidance - Acts, Circulars, Planning Policy Guidance Notes (PPGs) etc.
- The Development Plan - and any review of the Development Plan which is underway.
- Adopted supplementary guidance - for example, conservation area appraisals, car parking standards.
- Effects on an area - this includes the character of an area, availability of infrastructure, density, over-development, layout, position, design and external appearance of buildings and landscaping
- The need to safeguard valuable resources such as good farmland or mineral reserves.
- Highway safety issues - such as traffic generation, road capacity, means of access, visibility, car parking and effects on pedestrians and cyclists.
- Public services - such as drainage and water supply (these are governed by third part companies and their views will be sought by the Borough Council on relevant applications).
- Effects on individual buildings - such as overlooking, loss of light, overshadowing, visual intrusion, noise, disturbance and smell.
- Effects on a specially designated area or building - such as green belt, conservation areas, listed buildings, ancient monuments and areas of special scientific interest.
- Effects on existing tree cover and hedgerows.
- Nature conservation interests - such as protection of badgers, great crested newts etc.
- Public rights of way
- Flooding or pollution.
- A desire to retain or promote certain uses - such as playing fields, village shops and pubs.
- Need for the development
- Prevention of crime and disorder
- Presence of a hazardous substance directly associated with a development
- Human Rights Act
- Precedent - but only where it can be shown there would be a real danger that a proposal would inevitably lead to other inappropriate development (for example, isolated housing in the countryside)

## Irrelevant reasons for objection

There are certain matters which do not amount to ‘material planning considerations’ under current legislation and guidance. These matters cannot be taken into account in considering a planning application and should not be included in objections as they weaken your case:

- Speculation over future use
- The identity of the applicant or occupant
- Unfair competition
- Boundary disputes
- Breach of covenants and personal property rights, including personal (not Public) rights of way
- Loss of a private view
- Devaluation of property
- Other financial matters
- Matters controlled by other legislation - such as internal space standards for dwellings or fire prevention
- Religious or moral issues - such as betting shops and amusement arcades
- The fact that the applicant does not own the land to which the application relates
- The fact that an objector is a tenant of land where the development is proposed
- The fact that the development has already been carried out and the applicant is seeking to regularise the situation. (People can carry out development at their own risk before getting planning permission)
- The developer’s motives, record or reputation

## Other Matters – “concerns and issues”

The person making a planning application has to provide enough information for the application to be determined. They do not have to provide every single detail before an application can be approved because certain matters can be resolved by way of conditions included as part of the permission.

Because of this, certain issues may not be considered as ‘objections’ but it is entirely reasonable for you to raise concerns on such issues and to ask to be kept informed before they are approved. These include:

- The proposed type and colour of the materials to be used
- The exact nature of any proposed planting or boundary treatment





Extend existing vehicle crossover onto marine parade.

### OBJECTION

The extension of the existing vehicle crossover onto Marine Parade would have a detrimental impact to the character and appearance of the application site and the area more widely. Additionally we fail to see why an extension to the vehicle crossover is needed on public land.

- c) LOS/21/0074    SOS/21/00548/FUL    (ST CLEMENTS WARD)  
**THE PETER BOAT INN 27 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EN**  
Install 3no. New victorian style lamp posts in outside seating area and install fixed timber posts with rope between to top of existing boundary walls on south and west elevations.

### NO OBJECTION

- d) LOS/21/0075    SOS/21/00362/FULH    (ST CLEMENTS WARD)  
**7 LEIGH PARK ROAD, LEIGH-ON-SEA ESSEX SS9 2DU**  
Replace existing timber windows to front with new timber windows.

### NO OBJECTION

- e) LOS/21/0076    SOS/21/00537/FUL    (ST CLEMENTS WARD)  
**88 PALL MALL, LEIGH-ON-SEA, ESSEX, SS9 1RG**  
Erect 3.5 storey building comprising no.7 self-contained flats with associated off-street car parking, refuse/cycle stores.

### OBJECTION

The proposal would appear incongruous and overbearing. The Town Council considers the naturally occurring gaps between buildings to be an important part of the street scene. A further large 3.5 storey building filling in this location will contribute to the sensation of being hemmed in and a general overdevelopment, which is contrary to Policies DM1 and DM3 in that it will adversely impact upon the amenity of neighbouring residents, as it will give a sense of enclosure and it will harm the character and appearance of the wider area.

- f) LOS/21/0077    SOS/21/00513/FULH    (THAMES WARD)  
**226 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PH**  
Erect single storey side extension, alter elevations.

### NO OBJECTION

- g) LOS/21/0078    SOS/21/00504/FULH    (THAMES WARD)  
**81 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2NL**  
Erect single storey side extension.

**NO OBJECTION** providing that the materials used are in keeping with the conservation area.

- h) LOS/21/0079    SOS/21/00565/FULH    (LEIGH ROAD WARD)  
**10 DUNDONALD DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1NA**  
Erect single storey rear extension with roof terrace over.

### NO OBJECTION

- i) LOS/21/0080    SOS/21/00596/FULH    (HERSCHELL WARD)  
**1 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2NA**  
Install balconies to first floor front and side elevations, alter elevations.

### NO OBJECTION



- r) LOS/21/0091    SOS/21/00675/FULH    (HERSCHELL WARD)  
[138 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LZ](#)  
Demolish existing detached garage and erect two storey detached garage with mezzanine level gym.

**OBJECTION**

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the proposed development by reason of its size, scale and form will appear as an overly dominant and incongruous addition that is out of keeping with and detrimental to the character appearance of the original dwelling, rear garden scene and street scene in the immediate area. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings.

Additionally it does not protect the amenity of the site, immediate neighbours, and surrounding area, with regard to privacy, overlooking, outlook, and visual enclosure. Therefore, this application is in contravention with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3

- s) LOS/21/0092    SOS/21/00689/FULH    (ST CLEMENTS WARD)  
[2 CANONSLEIGH CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 1RJ](#)  
Erect single storey rear extension, alter elevations.

**NO OBJECTION**