

Leigh-on-Sea Town Council

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Chairman: Cllr Keith Evans | Vice Chairman: Cllr Dr. David Bowry

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 4th October 2022 commencing at 7.30pm.

Committee Membership

Cllr David Bowry, Cllr Vinice Cowell, Cllr Doug Cracknell, Cllr Keith Evans, Cllr Anita Forde, Cllr Paul Gilson, Cllr Alan Hart, Cllr Emma Mills, Cllr James Preston

Helen Symmons

Helen Symmons PSLCC Town Clerk 29th September 2022

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

AGENDA / BUSINESS TO BE TRANSACTED

- 1. APOLOGIES FOR ABSENCE
- 2. DECLARATIONS OF MEMBERS' INTEREST
- 3. APPROVAL OF THE MINUTES OF THE MEETING 23rd August 2022
- 4. PUBLIC REPRESENTATIONS
- 5. PLANNING MEETING 13TH SEPTEMBER 2022

The Planning meeting 13th September 2022 was cancelled due to national mourning. Applications received were considered under delegated authority in accordance with Standing Order 30. The following applications were objected to:

LOS/22/0228 SOS/22/01620/FULH (HIGHLANDS WARD)
26 VARDON DRIVE LEIGH-ON-SEA ESSEX SS9 3SR

Raise ridge height, hipped to half hipped roof extension with dormer to front to form habitable accommodation in the loftspace, erect single storey rear extension and layout raised patio to rear.

OBJECTION - It is an overdevelopment of the site as the application would be dominant and overbearing to No 28 as the road slopes down from the property to the north and therefore would have an adverse impact upon the living conditions of the neighbouring residents. It does not create an acceptable juxtaposition within the streetscene and would harm the character and appearance of the area. Additionally, the application is not respectful and subservient to that of the original building and surrounding area and does not make a positive contribution. It would result in a net loss of housing accommodation suitable for the needs of Southend's older residents. It is therefore contrary to Policy DM3 of the Development Management document 2015.

LOS/22/0235 SOS/22/01678/FULH (HIGHLANDS WARD)

8 BUXTON AVENUE LEIGH-ON-SEA ESSEX SS9 3UB

Erect first floor side and rear extensions, convert existing integral garage to habitable accommodation and alter elevations.

OBJECTION - Over development of the site due to the height, scale and bulk of the proposed application. It will have an adverse effect on the rear garden scene and does not protect the amenity of the neighbours to the rear and side with regards to outlook and overlooking. The application is not sympathetic nor subservient to the host property and is out of keeping with the area.

6. LICENSING APPLICATIONS

22/01784/LAPREM

COCKLESHED COMPANY LTD, COCKLE SHED. 1 HIGH STREET, LEIGH-ON-SEA, ESSEX SS9 2ER

Application to vary a premises licence:

To remove condition 18 which prohibits sales of alcohol unless accompanied by food and layout of tables and condition 19 which insists service of alcohol are made by waiter/waitress.

22/01660/LAPREM

THE FANCY FOX PATISSERIE, 49 BROADWAY WEST, LEIGH-ON-SEA, ESSEX SS9 2BX Application for a new premises licence:

Sale and supply of alcohol for both on and off the premises:

Monday to Wednesday 12:00 - 18:00

Thursday to Saturday 12:00 - 21:00

Sunday 12:00 - 18:00

- 7. PLANNING APPLICATIONS Application plans can be viewed at the Southend Borough Council planning portal, by clicking on the application address.
- a) LOS/22/0237 SOS/22/01657/FUL (THAMES WARD)
 27 29 MEDWAY CRESCENT LEIGH-ON-SEA ESSEX SS9 2UX

 Erect first floor rear and side extensions to both properties and extend existing garage to front of 29 Medway Crescent.
- b) LOS/22/0238 SOS/22/01680/FUL (ELMS WARD)
 34 36 RECTORY GROVE LEIGH-ON-SEA ESSEX SS9 2HE
 Change of use of first floor from retail (class e) to 2no. Self contained flats (class c3), erect 2nd floor and form 2no. Self-contained flats, divide existing ground floor retail unit into two units, layout parking, bin and cycle storage to rear.
- c) LOS/22/0239 SOS/22/01746/TPO (ST JAMES WARD)

 OAKHAM COURT 135 MANCHESTER DRIVE LEIGH-ON-SEA, ESSEX

 Reduce encroachment on south side over garden by 2-2.5m and remove deadwood over 40mm to 2 oak, 3 maple, 1 hornbeam and 1 hawthorn trees; reduce encroachment on south side by 3-3.5m and remove remains of broken branches and deadwood to one ash tree (work to trees covered by a tree preservation order)
- d) LOS/22/0240 SOS/22/01708/FUL (ELMS WARD)

 1090 LONDON ROAD, LEIGH-ON-SEA, ESSEX SS9 3NA
 Install kitchen extractor system with flue to rear elevation
- e) LOS/22/0241 SOS/22/01715/FULH (HERSCHELL WARD)

 9 HERSCHELL ROAD LEIGH-ON-SEA ESSEX SS9 2NH

 Replace existing front dormer with enlarged dormer at first floor level (amended proposal)
- f) LOS/22/0242 SOS/22/01712/AMDT (HIGHLANDS WARD) 7 ST DAVIDS DRIVE LEIGH-ON-SEA ESSEX SS9 3RQ Application to vary condition 02 (approved plans) replace plans to incorporate the change to the garden area (minor material amendment of planning permission 21/01561/fulh dated 14.10.2021)

g) LOS/22/0243 SOS/22/01760/TCA (ST CLEMENTS WARD) 24 CLIFF PARADE LEIGH-ON-SEA ESSEX SS9 1BB

Crown thin- removing selected branches in the upper canopy to reduce current density by up to 15% and cut back to previous cuts to shape to one acer negundo (box elder) (t1) to front (works to trees in a conservation area)

h) LOS/22/0244 SOS/22/01725/AMDT (LEIGH ROAD WARD) 38 UNDERCLIFF GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1EA

Application to vary condition 02 (approved plans) replace plan numbers 2911a 1 of 3 and 2911a 2 of 3 with plan numbers 2911a rev a 1 of 2 and 2911a rev a 2 of 2 - to allow for fire escape walkway from access door on first first floor east elevation and fire escape inset balcony to second floor south elevation (minor material amendment of planning application 19/02349/fulh dated 25/02/2020)

i) LOS/22/0245 SOS/22/01726/FULH (ST JAMES WARD)

34 BLENHEIM CRESCENT LEIGH-ON-SEA ESSEX SS9 3DT

Extend existing dormer to rear to form habitable accommodation in the loftspace and install juliette balconies, erect single storey side/rear extension.

j) LOS/22/0246 SOS/22/01743/FULH (HERSCHELL WARD) 28 MARINE PARADE LEIGH-ON-SEA ESSEX SS9 2NA

Raise ridge height, form hipped to gable roof extension to front and dormer to rear to create habitable accommodation in the loftspace, erect single storey rear/side extensions.

k) LOS/22/0247 SOS/22/01740/AD (LEIGH ROAD WARD) CAR WASH 120 BROADWAY LEIGH-ON-SEA ESSEX SS9 1A

Application for approval of details pursuant to conditions 03 (scheme of highway works), 04 (details of materials), 05 (design of residential entrance and shopfronts), 06 (details of hard and soft landscaping), 1 (waste management plan), 14 (details of windows and other glazing, 15 (details of privacy screening), 16 (details of 10% renewable energy), 20 (details of car stacking system and 24 (details of surface water drainage) of planning permission 20/01759/fulm dated 03.02.2021

I) LOS/22/0248 SOS/22/01731/ADV (ST CLEMENTS WARD)
125 - 127 BROADWAY LEIGH-ON-SEA ESSEX SS9 1PG

Replace existing fascia signage, lowering of existing canopy and install additional fascia signage to front elevation, install replacement lanterns to front and side elevations.

- m) LOS/22/0249 SOS/22/01647/BC4 **(ST CLEMENTS WARD)**THE DEN VICTORIA WHARF HIGH STREET LEIGH-ON-SEA ESSEX

 Erect two-storey scout training and boat storage facility with flexible meeting area.
- n) LOS/22/0250 SOS/22/01730/BC4 (ST CLEMENTS WARD)

 BILLET WHARF HIGH STREET LEIGH-ON-SEA ESSEX SS9 2ER

 Use public amenity space adjacent to existing seating area to Osborne bros cafe to provide additional external seating area with associated boundary treatment (amended proposal)
- o) LOS/22/0251 SOS/22/01670/FULH **(THAMES WARD)**3 CANVEY ROAD LEIGH-ON-SEA ESSEX SS9 2NN
 Install replacement hardstanding and small party wall to front (retrospective)
- p) LOS/22/0252 SOS/22/01671/FULH (THAMES WARD) 5 CANVEY ROAD LEIGH-ON-SEA ESSEX SS9 2NN Install replacement hardstanding and small party wall to front of property (retrospective)
- q) LOS/22/0253 SOS/22/01752/FULH (HERSCHELL WARD) 23 VERNON ROAD LEIGH-ON-SEA ESSEX SS9 2NG Raise ridge height to form habitable accommodation in the loftspace with balcony to rear, erect single storey rear extension, convert garage into habitable accommodation, install aircon units to rear and alter elevations.

r) LOS/22/0254 SOS/22/01786/FULH (THAMES WARD)

27 CANVEY ROAD LEIGH-ON-SEA ESSEX SS9 2NN

Replace existing front door (amended proposal)

s) LOS/22/0255 SOS/22/01519/FULH (HIGHLANDS WARD)

19 BARNARD ROAD LEIGH-ON-SEA ESSEX SS9 3PH

Erect single storey rear extension.

t) LOS/22/0256 SOS/22/01596/PA3COU **(THAMES WARD)**1536 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2QG

Change of use from retail (class e) to provide educational tutoring (class f.1) (prior approval)

u) LOS/22/0257 SOS/22/01699/FULH **(THAMES WARD)**47 CRESCENT ROAD LEIGH-ON-SEA ESSEX SS9 2PF

Replace adjoining single storey garage to side

v) LOS/22/0258 SOS/22/01787/FUL (ST CLEMENTS WARD)

GROVE END RECTORY GROVE LEIGH-ON-SEA ESSEX

Replace existing roof at rear (retrospective)

w) LOS/22/0259 SOS/22/01794/TCA (ST CLEMENTS WARD)
 7 LEIGH HILL LEIGH-ON-SEA ESSEX SS9 2DR
 Fell one crab apple tree to rear of property (application for works to trees in a conservation area)

x) LOS/22/0260 SOS/22/01809/FULH (LEIGH ROAD WARD)

107 WOODFIELD ROAD LEIGH-ON-SEA ESSEX SS9 1ET

Demolish existing garage to rear of dwellinghouse and erect replacement outbuilding with carport/bike storage at ground floor level, accommodation space at first floor level ancillary to dwellinghouse and install solar panels to roof.

y) LOS/22/0261 SOS/22/01688/NON (THAMES WARD)

286 WESTERN ROAD LEIGH-ON-SEA ESSEX, SS9 2QY

Replace plan numbers 286 Western Road LOS Proposed and 286 Western Rd Existing 01 with plan numbers 286 Western Rd Existing NMA 01 and 286 Western Rd Proposed NMA 01 - amendment to the gutter and roof design of side extension - Non material amendment to planning application 22/01124/FULH dated 20/07/2022

LOS/22/0262 SOS/22/01808/AMDT (BONCHURCH WARD)

35 BELFAIRS DRIVE LEIGH-ON-SEA ESSEX, SS9 3AA

Application to vary condition 04 - to allow the main bedroom window in rear dormer to have clear glass with openable windows - (Minor Material Amendment of Planning Permission 21/00240/FULH dated 30/03/2021)

GENERAL PERMITTED DEVELOPMENT CERTIFICATES – PRIOR NOTIFICATION

None

9. LAWFUL DEVELOPMENT CERTIFICATES (proposed)

22/01698/CLP

29 SALISBURY ROAD LEIGH-ON-SEA ESSEX

Replace existing thatched roof with composite slate tiles and red clay angle ridge / hip tiles in heritage style (Lawful Development Certificate-Proposed)

22/01747/CLP

58 LYMINGTON AVENUE LEIGH-ON-SEA ESSEX

Dormer to side to form habitable accommodation in loftspace (Certificate of Lawful Development - Proposed)

22/01755/CLP

145 VARDON DRIVE LEIGH-ON-SEA ESSEX

Erect single storey side extension (Certificate of Lawful Development - Proposed)

22/01790/CLP

89 LEIGH HALL ROAD LEIGH-ON-SEA ESSEX

Hipped to half hipped roof extension and dormer to rear to form habitable accommodation in the, install rooflights to front and rear elevation (Lawful Development Certificate-Proposed) (Amended Proposal)

10. PLANNING APPEALS SUBMITTED AND TO BE DETERMINED ON THE BASIS OF WRITTEN REPRESENTATION

22/00196/FUL

66A BROADWAY LEIGH-ON-SEA ESSEX SS9 1AE

Erect dormer to rear with juliette balcony to form habitable accommodation in the loftspace and alter elevations