

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 21st February 2023 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 Emma Mills, Cllr James Preston, Cllr Rory Windass

Helen Symmons

Helen Symmons PSLCC Town Clerk 16th February 2023

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 <u>31st January 2023</u>
- 4. PUBLIC REPRESENTATIONS
- 5. APPLICATIONS DECIDED BY DELEGATED AUTHORITY

The Council did not receive any notification in regards to the following planning application submission. Fortunately notice of the application was raised by a Leigh Town Councillor. In view of the timescale, the application was reviewed in accordance with Standing Order 30. The Proper Officer in consultation with the Chairman of Planning Committee submitted the following response under delegated authority.

SOS/23/00077/FUL 96 BROADWAY LEIGH-ON-SEA ESSEX SS9 1AB

Change of use of ground, upper floors and terrace from shop and residential (Classes E and C3) to cafe/restaurant (Class E), install obscure glass balustrade to terrace (Part Retrospective) (Amended Proposal)

Following discussion, the Committee **RESOLVED TO OBJECT** as the proposed development is considered overbearing in design and appearance and does not protect the amenity of the site with regard to outlook and immediate neighbours with regard to noise and disturbance. The application has failed to demonstrate that the conversion of the whole building to a cafe/ restaurant and the proposed use of the terrace for customer seating, does not give rise to an unacceptable level of noise and disturbance and demonstrable harm to the amenities of neighbours. The application has stated that they will close the downstairs to limit noise which creates some cause for concerns as this is not an enforceable proposed modification. The proposal is therefore unacceptable and contrary policy DM3 of the Southend-on-Sea Development Management document (2015).

6. LICENSING APPLICATIONS

23/00172/LAPREM 1581 LONDON ROAD, LEIGH ON SEA, SS9 2SG Application for a new premises licence for:

The sale of alcohol on and off the premises

Sunday to Thursday – 12.00-23.00

Friday and Saturday - 12:00 - 00:00

Late Night Refreshments

Sunday to Thursday - 23:00-23.30

Friday and Saturday - 23:00 - 00:30

23/00118/LAPREM CLEMENTS ARCADE, 9-11 BROADWAY, LEIGH-ON-SEA, SS9 1PA Application for a new premises licence:

For the sale and supply of alcohol consumption on and off the premises:

Sunday to Wednesday 11:00 - 16:00 Thursday 11:00 - 21:00 Friday - Saturday 11:00 - 17:00

7. PLANNING APPLICATIONS – Application plans can be viewed at the Southend Borough Council planning portal, by clicking on the application address.

a) LOS/23/0048 SOS/23/00106/FULH (LEIGH ROAD WARD) <u>8 SOMERVILLE GARDENS LEIGH-ON-SEA ESSEX SS9 1DD</u> Erect dormer to rear with juliet balcony, rooflights to front and convert loft into habitable accommodation (retrospective)

- b) LOS/23/0049 SOS/22/02377/FULH (LEIGH ROAD WARD) <u>10 GRAND DRIVE LEIGH-ON-SEA ESSEX SS9 1BG</u> Install dormer to rear to form habitable accommodation in the loftspace, install roof terrace to rear and install rooflight to front (part retrospective)
- c) LOS/23/0050 SOS/22/02429/FUL (ST CLEMENTS WARD) 55 BROADWAY LEIGH-ON-SEA ESSEX SS9 1PE Install new timber fascia with retractable awning to front and side elevation

 d) LOS/23/0051 SOS/23/00135/TCA (ST CLEMENTS WARD) 26 VICTORIA ROAD LEIGH-ON-SEA ESSEX SS9 1AU Crown reduce to previous pruning points one birch tree (t1) in front garden, crown reduce to previous pruning points and prune back from boundary one ash tree (t2) in rear garden (application for works to trees in a conservation area)

- e) LOS/23/0052 SOS/23/00126/AD (HERSCHELL WARD) <u>41 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2DY</u> Application for approval of details pursuant to conditions 03 (details of materials), 04 (details of roof, dormers, door and glazing) and 06 (details of first floor glazing) of planning permission 21/01284/ful dated 31.08.2021
- f) LOS/23/0053 SOS/23/00166/FULH (HIGHLANDS WARD) <u>19 COSGROVE AVENUE LEIGH-ON-SEA ESSEX SS9 3TZ</u> Erect roof dormer extension to front

- q) LOS/23/0054 SOS/23/00167/FUL (HIGHLANDS WARD) GARAGES TO REAR OF 1805 LONDON ROAD LEIGH-ON-SEA ESSEX Demolish existing garages, erect 2no. Single storey commercial units
- SOS/23/00187/FUL (ELMS WARD) h) LOS/23/0055 986 - 1000 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 3NE Demolish existing building and erect part 3/part 4 storey building comprising of 9no. Selfcontained flats and 2no. Commercial units at ground floor level, layout parking, refuse and cycles stores (amended proposal)
- (ST CLEMENTS WARD) i) LOS/23/0056 SOS/23/00188/AMDT 16A CLIFF PARADE LEIGH-ON-SEA ESSEX SS9 1AS Application to vary conditions 02 (approved plans) replace plans 381 p03b and 381 p04 b to be replaced with p03 rev c and p04 rev c, 04 (hardstanding materials) amend hardstanding materials (minor material amendment of planning permission 16/01869/FULH dated 16/01/2017 (part-retrospective)
- LOS/23/0057 SOS/23/00218/TPO (HERSCHELL WARD) j) 33 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2DY Fell and grind out stump (t2) - sycamore (acer pseudoplatanus), remove major deadwood to tree (t5) and (t6) - scots pine (pinus sylvestris) and remove major deadwood (t7) - corsican pine (pinus nigra) (application for works to trees subject to a tree preservation order)
- k) LOS/23/0058 SOS/23/00230/TCA (HERSCHELL WARD) 33 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2DY

Fell and grind out stumps (g1) - leyland cypress (cupressocyparis leylandii) hedge, crown reduce by 1.5m and shape (t13) - plum (prunus domestica), crown reduce by 1.5m and shape (t14) - pear (pyrus), reduce by up to 2m (t18) - swamp cypress (taxodiumdistichum), fell and grind out stumps (g101) - selfseeded sycamore (acer pseudoplatanus), fell and grind out stump (t102) - pear (pyrus), fell and grind out stump (t103) unidentified species, crown reduce and shape (t104) unidentified fruit spp, crown lift to 2.5m (t105) english oak (quercus robur), crown reduce by 1.5 to 2m and shape, retain failed stem as "phoenix tree feature (t106) mulberry (morus) adjacent g1, reduce and shape to create hedge mixed fruit tree group along southern boundary (notification of proposed works to trees in a conservation area)

- LOS/23/0059 SOS/23/00154/NON (LEIGH ROAD WARD) I) 194 LEIGH ROAD LEIGH-ON-SEA ESSEX, SS9 1BS Amend configuration of staircase to accommodate ground floor commercial kitchen extract flue and alterations to the internal layout and reconfiguration of windows/doors on rear elevation - (Non-material amendment to planning permission 21/02303/FUL dated 25/01/2022)
- m) LOS/23/0060 SOS/23/00186/AD (ST CLEMENTS WARD) ST CLEMENTS GATE BROADWAY LEIGH-ON-SEA, SS9 1PJ Application for Approval of Details pursuant to condition 08 (on site traffic management plan and details of signs or other measures to direct drivers) of planning permission 04/00103/FUL dated 28.04.2004
- n) LOS/23/0061 SOS/23/00198/FULH (HIGHLANDS WARD) 31 WOODLANDS PARK LEIGH-ON-SEA ESSEX SS9 3TP Demolish existing porch to front, erect two storey front extension to incorporate new porch and lift to second floor to provide level access to all floors

8. CERTIFICATE OF LAWFUL DEVELOPMENT - PROPOSED

9. HIGHWAYS

CITY OF SOUTHEND-ON-SEA THE SOUTHEND-ON-SEA CITY COUNCIL (WAITING, LOADING, STOPPING AND PARKING PLACES) (CONSOLIDATION) (AMENDMENT NO.9) ORDER 2023

PTO1020 – Phase 2 - West Leigh Ward Junction Protection Southend-on-Sea City Council on 15th February 2023 made the above-mentioned Order under the Road Traffic Regulation Act 1984 (as amended) and the Traffic Management Act 2004 (as amended) has made the following Orders under the Road Traffic Regulation Act 1984 (as amended):

1. The general effect of the Orders will be: to introduce junction protection; no waiting at any time (double yellow lines) AND no loading or unloading at any time (double yellow kerb blip markings) at approximately 10 metres at each of the junction locations below: a) Aberdeen Gardens with Braemar

Crescent

b) Agnes Avenue with Vardon Drive

c) Braemar Crescent with Olive Avenue

d) Buxton Close with Buxton Avenue

e) Buxton Square with Buxton Avenue (Eastern and Western)

f) Cosgrove Avenue with Woodlands Park

g) Dundee Close with Dundee Avenue

h) Eaton Road with Fairview Gardens (North and South)

i) Fairview Gardens with Eaton Road and with Lime Avenue

j) Edinburgh Avenue with Vardon Drive

k) Ewan Close with Ewan Way

I) Forest View Drive with Warren Road

and with Woodlands Park

m) Foxwood Park with Underwood Square

n) Grange Road with Grange Rod

o) Hamboro Gardens with Crescent Road

p) Hamilton Close with Braemar Crescent

q) Lime Avenue with Underwood Square

r) Ormonde Gardens with St Davids Drive

s) Percy Road with Westcliff Drive (Eastern and Western)

t) St Davids Drive with Braemar Crescent

u) Tennyson Close with Henry Drive and with Tennyson Close

v) Thames Close with Thames Drive

2. A copy of the Order, which will come into operation on 15th February 2023 and all relevant documents can also be viewed online at www.southend.gov.uk/tro until the end of six weeks from the date on which the Orders were made.

3. Any person wishing to question the validity of the Orders or of any provision contained therein on the grounds that it is not within the relevant powers of the Road Traffic Regulation Act 1984, or that any relevant requirements thereof or any regulations made thereunder has not been complied with in relation to the Orders may, within six weeks of the date on which the Orders were made, make application for the purpose to the High Court.

4. A copy of each of the made Orders and all relevant documents can be inspected on the Ground Floor of the Civic Centre (address below) during normal office hours.

Dated: 15th February 2023 S. Harrington Head of Traffic and Highways traffweb@southend.gov.uk Civic Centre, Victoria Avenue, Southend-on-Sea, Essex SS2 6ER