

# 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



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

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 14th July 2020
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), Paul Gilson, Anita Forde, Vinice Cowell, Doug Cracknell and Vivien

Rosier

In Attendance: Abbie Cotterell (Assistant Town Clerk) and Ingmar Lindberg-Jones (Administration

Assistant)

# The meeting opened at 7.30pm

157. APOLOGIES FOR ABSENCE

There were none

158. DECLARATION OF MEMBERS' INTERESTS

There were none

159. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 10<sup>th</sup> March 2020 were **AGREED** to have been an accurate record of the meeting and will be signed by the Chairman at the next available meeting where this would be possible.

160. APPLICATIONS CONSIDERED UNDER DELEGATED AUTHORITY

The Committee NOTED all applications considered under delegated authority.

161. LICENSING APPLICATIONS

#### SOS/20/01548/LAPREM

SCOUTS OF LEIGH LTD, SCOUTS ADJACENT TO 53 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EP New premises application for sale and supply of alcohol both on and off premises and late night refreshment between 0900hrs and 00.00hrs daily. On Sundays preceding Bank Holiday Mondays, St. Valentine's Day and New Year's Eve hours to be 09:00 to 01:00 the following day.

The application was discussed by the committee and resolved to **OBJECTION** on the grounds of public safety and nuisance, as well as prevention of crime.

- The request for a new premises licence until 00.00 would increase the noise disturbance to Old Leigh residents, with houses nearby. The neighbours could be disturbed up until midnight, resulting in a public nuisance.
- 2. With a later license than most other establishments in the Old Town it will encourage people to move from 1 establishment to another, resulting in difficulty controlling patrons arriving.

## 162. SOS/20/00445/LAREV

# LITTLE TALK CAFE, 1090 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 3NA

New premises application for the sale and supply of alcohol between 09:00 and 22:00 daily.

The application was discussed by the committee and RESOLVED NO OBJECTION.

## **PLANNING SECTION 1**

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

There were none

#### **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.

163. LOS/20/0155

SOS/20/00932/FUL

(ST. CLEMENTS WARD)

REAR OF 1 ALEXANDRA ROAD, LEIGH-ON-SEA, ESSEX, SS9 1QD

Demolish disused cycle repair / storage building to rear of 1 Alexandra road and erect dwelling with amenity space and parking to rear.

The Committee discussed the application and **RESOLVED TO OBJECT**. This proposal is effectively situated in 1 Alexandra Road's garden. Development on the land will constitute back land/infill development and is in direct contravention of DM3 as it will create a detrimental impact upon the living conditions and amenity of future occupants.

164. LOS/20/0156

SOS/20/00923/FUL

(HIGHLANDS WARD)

LAND REAR OF 20-30 LIME AVENUE AND 2 BELFAIRS CLOSE, LEIGH-ON-SEA, ESSEX Erect two dwellinghouses incorporating garages to side to rear of 26 and 30 lime avenue with amenity space to rear and install additional vehicular access to front of 30 lime avenue.

The Committee discussed the application and **RESOLVED TO OBJECT**. This proposal is effectively situated in 26 and 30 Lime Avenue's garden. Development on the land will constitute back land/infill development and is in direct contravention of DM3 as it will create a detrimental impact upon the living conditions and amenity of future occupants.

Additionally the proposal does not protect the surrounding properties with regard to visual enclosure or outlook. This would adversely impact upon the amenity of the surrounding properties. Therefore, this application is in contravention of policies DM1 of the Development Management Document (2015).

165. LOS/20/0158

SOS/20/00991/FULH

(THAMES WARD)

20 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN

Erect wooden lean-to side for use as cycle store and storage, alter front elevation (retrospective) (amended proposal)

The Committee discussed the application and **RESOLVED TO OBJECT** to the application as the addition of the lean to would change the look in this conservation area and is not compatible with the architectural style and character of the building and neighbouring properties. It does not demonstrate

that the benefits of the proposal outweighs the loss of the traditional frontage, which is in contravention of policy DM13.

In addition this proposal is in contravention of polices DM 1, 3 and 5:

- It does not protect the amenity of the site
- It does not contribute positively to the space between buildings and their relationship to the public realm
- It does not respect the character of the site, its local context and surroundings
- It conflicts with the character and grain of local area
- It will not make a positive contribution to the character of the original building and the surrounding area

#### 166. LOS/20/0161

SOS/20/00893/FUL

(ST. CLEMENTS WARD)

THE PETER BOAT INN 27 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EN

Install black powder coated metal fixed frame with retractable awning to south elevation.

#### **OBJECTION**

The Design & Access statement does not provide enough details to show what the visual impact of the fixed frame with retractable awning would have on a strategic place like the Old Town.

We feel this application is out of keeping with the Leigh Conservation Area and does not add to the overall quality of the area and respect the character of the site, its local context and surroundings. Therefore, this application is in contravention of policies DM1, DM3 and DM5 of the Development Management Document (2015).

# 167. LOS/20/0162

SOS/20/00956/AMDT

1099 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 3JJ

Application to remove condition 4 (number of parking spaces) (minor material amendment of planning permission 17/00841/FUL dated 27.07.2017)

#### **OBJECTION**

We feel it is important that condition 4 should remain. London Road is already an area suffering with parking stress to the detriment of residential amenity, highway safety and free-flow of traffic. This is unacceptable and detrimental to the National Planning Policy Framework (2018),

The application requires adequate car parking be provided and retained to serve the development in accordance with policies KP2 and CP4 of the Core Strategy, and policies DM1 and DM3 of the Development Management Document.

168. The Committee had **NO OBJECTION** to the following applications:

a) LOS/20/0150

SOS/20/00933/FULH

(ST. JAMES WARD)

31 PAVILION DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3JR

Convert garage in to habitable accommodation and alter front elevation.

b) LOS/20/0151

SOS/20/00934/FULH

(HERSCHELL WARD)

179 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LR

Raise ridge and eaves height to form first floor extension, form Juliette balcony to rear, alter elevations (amended proposal)

c) LOS/20/0152

SOS/20/00908/FULH

(HERSCHELL WARD)

20 HERSCHELL ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NH

Erect single storey rear extension.

- d) LOS/20/0153 SOS/20/00948/FULH (THAMES WARD)

  19 DARENTH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2UU

  Erect single storey rear extension.
- e) LOS/20/0154 SOS/20/00821/FULH GH ROAD WARD)

  57 LEIGH CLIFF ROAD, LEIGH-ON-SEA, ESSEX, SS9 1DN

  Erect outbuilding to rear.
- f) LOS/20/0157 SOS/20/00983/FULH **(LEIGH ROAD WARD)**52 UNDERCLIFF GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1EA

  Erect part single/part two storey building to rear of 52 undercliff gardens to form garage (amended proposal)
- g) LOS/20/0159 SOS/20/00962/FUL (ELMS WARD)

  59A OAKLEIGH PARK DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1RR

  Erect dormer to rear, install rooflights to front.
- h) LOS/20/0163 SOS/20/01011/FULH

  7 GLEN ROAD, LEIGH-ON-SEA, ESSEX, SS9 1EU

  Erect dormer to rear and convert loft in to habitable accommodation and install rooflights to front.
- 169. The Committee noted all other items on the agenda

The meeting closed at 8.12pm