



Leigh-on-Sea Town Council

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

Town Clerk: Helen Symmons PSLCC



MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 15th December 2020
HELD VIRTUALLY

Present: Cllrs: Doug Cracknell (Chairman), David Bowry, Vinice Cowell, Anita Forde and Paul Gilson

In Attendance: Abbie Cotterell (Assistant Town Clerk)

The meeting opened at 7.30pm

243. APOLOGIES FOR ABSENCE

Cllrs; Alan Hart and Andy Wilkins

244. DECLARATION OF MEMBERS' INTERESTS

There were none

245. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 24th November 2020 were **AGREED** to have been an accurate record of the meeting and will be signed by the Chairman at the next available meeting when this is possible.

246. CONSERVATION AREA APPRAISALS CONSULTATIONS

It was **RESOLVED** to discuss and complete the surveys relating to the Conservation Area Appraisals at the meeting on the 5th January 2021.

247. LICENSING APPLICATIONS

a) 20/02351/LAPREM

THE BURGER BAR, 1075 LONDON ROAD, LEIGH-ON-SEA, SS9 3JP

Application for a new premises licence to supply alcohol on and off the premises daily between 08:00 to 22:00.

The application was discussed by the Committee and **RESOLVED NO OBJECTION**

b) 20/02419/LAPREM

BIRDWOOD, 125 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JH

Application for a new premises licence to supply Alcohol both on and off the premises daily between 08:00 to 23:00. And provide the provisions of Late-Night Refreshments daily until 23:30hrs

The application was discussed by the Committee and **RESOLVED TO OBJECT** on the grounds of public safety and public nuisance. The request to include off-sales would increase the noise disturbance to neighbouring residents, as there are many houses nearby resulting in a public nuisance. Additionally, there is some concern that the off-sales would negatively impact the environment with an increase in litter and broken glass.

It was **RESOLVED** to discuss and complete the surveys relating to the Conservation Area Appraisals at the meeting on the 5th January 2021.

248. LICENSING APPLICATIONS CONSIDERED UNDER DELEGATED AUTHORITY

The Committee **NOTED** the applications considered under delegated authority.

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.

249. LOS/20/0247 SOS/20/01962/FULH **(THAMES WARD)**
 [246 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2QY](#)
 Hipped to gable roof extension with dormer to rear to form habitable accommodation in the loftspace, install rooflight to front

The application was discussed by the Committee and **RESOLVED TO OBJECT**, as the proposed roof extension with dormer would be intrusive to the neighbouring properties. 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.

250. LOS/20/0251 SOS/20/01948/FULH **(HIGHLANDS WARD)**
 [48 VARDON DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3SR](#)
 Erect single storey rear extension, hipped to gable roof extension with dormer to front, dormer to rear with juliet balcony and convert loft in to habitable accommodation

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The street is predominately bungalows. The proposed works would be out of keeping for the surrounding area and additionally unbalance a pair of semi-detached bungalows.

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. Additionally it would fail to integrate satisfactorily with the host dwelling. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings.

The proposal remains in contravention to the National Planning Policy Framework, Policies KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1, DM3 and DM6 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

251. LOS/20/0253 SOS/20/00893/FUL **(ST. CLEMENTS WARD)**
27 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EN
Install black powder coated metal fixed frame with retractable awning and sliding glass screens to south elevation and sliding doors to the east and west elevations
- The application was discussed by the Committee and **RESOLVED TO OBJECT** as 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).
252. LOS/20/0265 SOS/20/01970/FUL **(HIGHLANDS WARD)**
LAND REAR OF 26-30 LIME AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3PA
Erect two bungalows to rear of 26 and 30 Lime Avenue with amenity space to rear and install additional vehicular access to front of 30 Lime Avenue (Amended proposal)
- The application was discussed by the Committee 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).
253. LOS/20/0272 SOS/20/02064/FULH **(ST JAMES WARD)**
46 MADEIRA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3EB
Erect single storey side and rear extensions, form roof extension with dormers to front and rear and alter elevations (amended proposal)
- The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposed extension does not protect the rear neighbouring properties with regard to visual enclosure or outlook. Additionally it would adversely impact upon the amenity of the rear property. Therefore, this application is in contravention of policies DM1 and DM3 of the Development Management Document (2015).
254. The Committee had **NO OBJECTION** to the following applications:
- LOS/20/0220 SOS/20/01768/FUL **(THAMES WARD)**
1356 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2UH
Erect dormer to rear.
 - LOS/20/0221 SOS/20/01785/FULH **(HERSCHELL WARD)**
105 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LY
Erect single storey rear extension and alter side elevation.
 - LOS/20/0222 SOS/20/01789/FULH **(HERSCHELL WARD)**
41 GRANGE ROAD, LEIGH-ON-SEA, ESSEX, SS9 2HT
Erect single storey side/rear extension and alterations to elevations.
 - LOS/20/0223 SOS/20/01823/TPO **(THAMES WARD)**
11 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN
Reduce crown height to one lime tree to front (t2) (work to trees covered by a tree preservation order)
 - LOS/20/0248 SOS/20/01918/FULH **(ST.CLEMENTS WARD)**
6 QUEENS ROAD, LEIGH-ON-SEA, ESSEX, SS9 1BA
Erect single storey side/rear extension

- LOS/20/0249 SOS/20/01953/FULH **(BONCHURCH WARD)**
[23 EASTWOOD ROAD, LEIGH-ON-SEA, ESSEX, SS9 3AJ](#)
Erect detached double garage to front
- LOS/20/0250 SOS/20/01952/FULH **(BONCHURCH WARD)**
[23 EASTWOOD ROAD, LEIGH-ON-SEA, ESSEX, SS9 3AJ](#)
Install dormer to rear with recessed balcony to form habitable accommodation in the loftspace, erect new porch to front, convert garage into habitable accommodation and alter elevations
- LOS/20/0252 SOS/20/01862/FULH **(ST. CLEMENTS WARD)**
[69 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1SE](#)
Install external extract and noise dampening ventilation system to rear (retrospective)
- LOS/20/0254 SOS/20/01973/TCA **(THAMES WARD)**
[26 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN](#)
Annual maintenance pruning of three maple trees in back garden (Application for works to a Trees within a Conservation Area)
- LOS/20/0255 SOS/20/01908/FUL **(ST. CLEMENTS WARD)**
[MARINERS COURT 125 – 127 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1PG](#)
Alter front elevation to remove existing lobby and relocate fixed timber panel to front
- LOS/20/0256 SOS/20/01942/CLP **(ELMS WARD)**
[22 CRANLEIGH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1SY](#)
Erect dormer to rear to form habitable accommodation in loftspace and replace existing roof to rear extension (Certificate of Lawful Development - Proposed)
- LOS/20/0257 SOS/20/01951/CLP **(HIGHLANDS WARD)**
[20 OLIVE AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3PR](#)
Hip to gable roof extension, dormer to rear to form habitable accommodation in roofspace, rooflights to front (Lawful Development Certificate-Proposed)
- LOS/20/0258 SOS/20/01901/GPDE **(HIGHLANDS WARD)**
[137 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, ESSEX, SS9 3TH](#)
Erect single storey rear extension, projecting 4.65m beyond the existing rear wall of the dwelling, 3m high to eaves and with a maximum height of 3m
- LOS/20/0259 SOS/20/02015/TPO **(HIGHLANDS WARD)**
[PORCHESTER COURT CHALKWELL PARK DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3TH](#)
Reduce by 2.5m and reshape all round to balance two Tilia (Lime) Trees (T1 and T2), reduce by 1.5 - 2m and reshape all round to balance three Tilia (Lime) Trees (T3, T4 and T6), reduce sides by 1 - 1.5m to reshape two Tilia (Lime) Trees (T5 and T7), reduce by 1.5m to shape one Prunus avium (Cherry) tree (T8), on Leigh Road boundary and reduce by 1.5m and shape one Sorbus aucuparia (Rowan) tree (T9) on Pall Mall boundary (Work to Trees covered by a Tree Preservation Order)
- LOS/20/0260 SOS/20/01994/FUL **(LEIGH ROAD WARD)**
[FLAT 3 82 UNDERCLIFF GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1ED](#)
Convert two existing flats (numbers 2 and 3) into one duplex flat
- LOS/20/0261 SOS/20/01901/GPDE **(THAMES WARD)**
[15 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN](#)
Replace existing garden gate to front
- LOS/20/0262 SOS/20/01938/FULH **(HIGHLANDS WARD)**
[4 RONALD HILL GROVE, LEIGH-ON-SEA, ESSEX, SS9 2JB](#)

Extend existing vehicle crossover onto Ronald Hill Grove

- LOS/20/0263 SOS/20/01997/FULH **(HIGHLANDS WARD)**
56 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, ESSEX, SS9 3TH
Erect single storey rear extension, convert existing garage into habitable accommodation and alter elevations
- LOS/20/0264 SOS/20/01989/FUL **(LEIGH ROAD WARD)**
204 LEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 1BS
Install extraction ducting and flues to roof (Part-retrospective)
- LOS/20/0266 SOS/20/02005/FULH **(THAMES WARD)**
7 DYNEVOR GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2RG
Demolish garage, erect two storey side extension
- LOS/20/0267 SOS/20/02031/TPO **(HERSCHELL WARD)**
4 HAZEL CLOSE, LEIGH-ON-SEA, ESSEX, SS9 2UG
Fell one oak tree (T1 – TPO) to rear (work to trees covered by a tree preservation order)
- LOS/20/0268 SOS/20/02019/FULH **(LEIGH ROAD WARD)**
61 HIGHCLIFF DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1DQ
Erect single storey rear extension.
- LOS/20/0269 SOS/20/02039/FULH **(THAMES WARD)**
5 THAMES CLOSE, LEIGH-ON-SEA, ESSEX, SS9 2XF
Erect single storey side/rear extension.
- LOS/20/0270 SOS/20/02040/FULH **(THAMES WARD)**
12 MEDWAY CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 2UY
Erect single storey side/rear extension with roof lantern and raised patio to rear.
- LOS/20/0271 SOS/20/01982/FULH **(THAMES WARD)**
111 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PB
Erect single storey rear extension.

The meeting closed at 20.28pm