



Leigh-on-Sea Town Council

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Chairman: Cllr Paul Gilson
Vice-Chairman: Cllr Andy Wilkins
Town Clerk: Helen Symmons PLSCC

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 22nd SEPTEMBER 2020
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Doug Cracknell (Chairman), Anita Forde (from minute 195) Paul Gilson, Alan Hart and Vivien Rosier

In Attendance: Abbie Cotterell (Assistant Town Clerk)

The meeting opened at 7.30pm

188. APOLOGIES FOR ABSENCE

Cllrs; David Bowry, Vinice Cowell and Andy Wilkins

189. DECLARATION OF MEMBERS' INTERESTS

Cllr Gilson declared a pecuniary interest in agenda item 9F (112 Undercliff Gardens) as he lives next door.

190. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 1st September 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.

191. PUBLIC REPRESENTATIONS

There were none

192. WHITE PAPER – PLANNING FOR THE FUTURE

It was **RESOLVED** to hold a PDG to complete the white paper. Two dates were proposed Wednesday 30th September or Wednesday 7th October at 7pm, depending on Councillor availability.

193. MANAGING PAVEMENT PARKING – GOVERNMENT CONSULTATION

It was **RESOLVED** to complete the Government Consultation at the same PDG the white paper will be discussed at.

194. UNSOCIAL AND DANGEROUS DRIVING

Cllr Gilson gave background on the recent unsocial and dangerous driving Cliff Parade is experiencing, as well as reading a number of letters received from members of the public. This will be discussed further at the upcoming Spatial Plan, New Road speeding PDG on the 6th October 2020.

Cllr Forde joined the meeting

195. LICENSING

The licensing decision notice for the Scouts, adjacent to 53 High Street was **NOTED**

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.**

196. LOS/20/0166 SOS/20/01255/FUL (ELMS WARD)
[135A LEIGH HALL ROAD, LEIGH-ON-SEA, ESSEX, SS9 1QY](#)
Erect dormer to rear of first floor flat and install three rooflights to front, reposition existing external staircase to rear and alter elevations (retrospective) (amended proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the proposed rear dormer would be obtrusive and overlooking to the properties at the rear. By overlooking the properties to the rear, it would result in an unacceptable increased loss of privacy to the detriment of their amenities, which is contrary to policy DM1.

197. LOS/20/0170 SOS/20/01241/AMDT (LEIGH ROAD WARD)
[112 UNDERCLIFF GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1ED](#)
Application to vary condition number 2 (approved plans) to alter window sizes and materials (minor material amendment of planning permission 19/02179/FULH dated 22/01/2020.

Cllr P Gilson was put into the waiting room and took no part in the discussions.

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the material amendment is more than just a minor amendment., with the addition of a store room, roof lights, walls/fences and a glass balustrade. The height of the walls/fences is not included in the application, so we are unable to comment on the impacts this may have to the surrounding properties. The glass balustrade to is contrary to Policy DM3 but also to Policy DM1 of the Development Management Document in that it does not protect the amenity of its immediate neighbours having regard to privacy and overlooking.

Cllr P Gilson re-joined the meeting

198. LOS/20/0173 SOS/20/01376/FULH (HERSCHELL WARD)
[107 SALISBURY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2JN](#)
Erect detached outbuilding to rear.

The application was discussed by the Committee and **RESOLVED TO OBJECT** as it is an overdevelopment of the plot and contrary to Policy DM3 in that it will adversely impact upon the

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

Section 13 (Foul Sewage) on the planning application is of concern. There is no mention as to how the foul water would be disposed of. We need assurances that the infrastructure will be able to cope with the high volumes of waste/foul water from a 5 bedroomed, 3 W.C/bathroom house on land where previously only 1 house existed. This would have a detrimental effect on the surrounding homes and Leigh Town Council would like the assurance that the application complies with policy DM2 of the Southend-on-Sea Development Management document (2015). The loss of a number of trees also causes some concerns.

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

- LOS/20/0165 SOS/20/01323/FULH **(THAMES WARD)**
[15 HARLEY STREET, LEIGH-ON-SEA, ESSEX, SS9 2NJ](#)
Install dormer to rear, alter elevations.
- LOS/20/0167 SOS/20/01418/TCA **(ST. CLEMENTS WARD)**
[24 SEAVIEW ROAD, LEIGH-ON-SEA, ESSEX, SS9 1AT](#)
Fell and remove one ornamental cherry tree (t1) to rear (application for works to a tree in a conservation area)
- LOS/20/0168 SOS/20/01347/FULH **(ST. CLEMENTS WARD)**
[10 NEW ROAD, LEIGH-ON-SEA, ESSEX, SS9 2EA](#)
Replace single glazed wooden georgian sash box windows at front to wooden double-glazed box sash windows.
- LOS/20/0169 SOS/20/01370/FULH **(HERSCHELL WARD)**
[24 VERNON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NG](#)
Erect entrance porch to front elevation.
- LOS/20/0172 SOS/20/01330/FUL **(ELMS WARD)**
[92 RECTORY GROVE, LEIGH-ON-SEA, ESSEX, SS9 2HE](#)
Change of use from office (class b1) to a tattoo studio/ art gallery and shop (class sui generis)
- LOS/20/0174 SOS/20/01362/FULH **(ELMS WARD)**
[13 FAIRLEIGH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 2HZ](#)
Erect single storey side and rear extension.
- LOS/20/0175 SOS/20/01373/FUL **(ST. CLEMENTS WARD)**
[76A PALL MALL, LEIGH-ON-SEA, ESSEX, SS9 1RG](#)
Erect dormer to rear to form habitable accommodation in the roof space and install glazed gable end to front.
- LOS/20/0176 SOS/20/00808/FULH **(ST. CLEMENTS WARD)**
[18 HILLSIDE ROAD, LEIGH-ON-SEA, ESSEX, SS9 2DT](#)
Install Velux windows to front and rear.
- LOS/20/0178 SOS/20/01397/FULH **(THAMES WARD)**
[87 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2NL](#)
Erect single storey rear extension, install balcony to front, form raised decking to rear, alter elevations.
- LOS/20/0180 SOS/19/00628/FUL **(ELMS WARD)**
[58 OAKLEIGH PARK DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1RS](#)
Erect single storey side extension to ground floor flat and alterations to rear elevation.

