

# Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 ISP | Tel: 01702 716288 council@leighonseatowncouncil.gov.uk | www.leighonseatowncouncil.gov.uk | Chairman: Cllr Doug Cracknell | Vice Chairman: Cllr Keith Evans

Town Clerk: Helen Symmons PSLCC



# MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE TUESDAY $15^{\text{TH}}$ FEBRUARY 2022 HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: David Bowry, Doug Cracknell, Paul Gilson, Emma Mills and James Preston

Absent: Cllrs: Vinice Cowell, Keith Evans and Alan Hart

In attendance: Ingmar Lindberg-Jones (Admin Assistant)

# The meeting opened at 7.30pm

28. APOLOGIES FOR ABSENCE

Cllrs Vinice Cowell, Keith Evans and Alan Hart

29. DECLARATION OF MEMBERS' INTERESTS

None

30. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 25<sup>th</sup> January 2022 were **AGREED** to have been an accurate record of the meeting were signed by the Chairman.

31. PUBLIC REPRESENTATIONS

There were none

32. LICENSING APPLICATIONS

#### 22/00026/LAPREM

# LEIGH DRINKS COMPANY LIMITED, 3 - 5 LEIGH HILL, LEIGH-ON-SEA, SS9 2DR

Application for a new premises licence to supply Alcohol for the consumption On & Off the premises: Monday to Sunday 09:00hrs - 23:00hrs

Following discussion, the Committee RESOLVED NO OBJECTION

## 22/00112/LAPREM

### ELSEWHERE SPACES LIMITED 1 GROVE END, RECTORY GROVE, LEIGH-ON-SEA, SS9 2HB

Application for a new premises licence for the following Licensable Activities:

Provisions of Live & Recorded Music

To supply Alcohol for the consumption On & Off the premises:

Provisions of Late-Night Refreshment

Monday to Sunday 10:00hrs - 00:00hrs

Following discussion, the Committee RESOLVED NO OBJECTION

22/00048/LAPREM

#### NANA PITA, 1129 LONDON ROAD, LEIGH-ON-SEA, ESSEX SS9 3JJ

Application for a new premises licence to supply Alcohol for the consumption on the premises: Monday to Thursday 10:30hrs - 22:00hrs

Friday to Saturday 10:30hrs - 23:00hrs

Sunday 11:00hrs - 21:00hrs

Following discussion, the Committee 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.

33. LOS/22/0016

SOS/22/00077/FULH

(ST CLEMENTS WARD)

41 QUEENS ROAD LEIGH-ON-SEA ESSEX SS9 1AZ

Erect single storey side/rear extension and alter side boundary wall and elevations.

Following discussion, the Committee **RESOLVED TO OBJECT** as the proposed single storey side/rear extension would 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 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, Polices 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).

34. LOS/22/0017

SOS/22/00086/FUL

(HERSCHELL WARD)

1338 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 3NQ

Erect single storey side and rear extension.

Following discussion, the Committee RESOLVED NO OBJECTION

35. LOS/22/0021

SOS/22/00107/AD

(HIGHLANDS WARD)

26 VERNON ROAD, <u>LEIGH-ON-SEA</u>, <u>ESSEX</u>, <u>SS9 2NG</u>

Application for approval of details pursuant to conditions 01 (date of commencement), 03 (details of materials), 04 (details of boundary treatments) and 15 (details of roof tiles) of planning permission 20/00338/amdt dated 26.05.2020

Following discussion, the Committee RESOLVED NO OBJECTION

36. LOS/22/0022

SOS/22/00108/FULH

(THAMES WARD)

47 TATTERSALL GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2QS

Page **2** of **4** 

Hip to gable roof extension with dormer to rear to form habitable accommodation in the loftspace (amended proposal)

The committee discussed the application and RESOLVED TO OBJECT. The proposed development by reason of its design, height, scale and bulk will appear as overly dominant and will destroy the design of the building. This property is a semi-detached house that has a specific architectural design in symmetry with the neighbouring property. This application would destroy the appearance of that design.

#### 37. LOS/22/0025 SOS/22/00125/BC4 (ST CLEMENTS WARD) **COCKLE SHED 8 HIGH STREET LEIGH-ON-SEA ESSEX SS9 2ER**

Install generator to rear and erect first floor extension to rear to form new office space with external staircase (part-retrospective)

Following discussion, the Committee RESOLVED TO OBJECT as the proposed development by reason of its design, height, scale and bulk will appear as an overly dominant and incongruous addition that is out of keeping with and detrimental to the wider conservation area. The application is out of keeping with the current public amenity space and will set a precedent for businesses to take over public land for private gain. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Polices 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).

#### 38. LOS/22/0026 SOS/22/00119/FUL (ST CLEMENTS WARD) 19 - 25 RECTORY GROVE, LEIGH-ON-SEA, ESSEX, SS9 2HA

Change of use of first floor from offices (class e) to four self-contained flats (class c3) and erect new second floor comprising of five self-contained flats, form roof terrace.

The council discussed the application and RESOLVED TO OBJECT. The proposed development by its design, size, bulk and mass, represents a cramped form of development and an overdevelopment of the land, which is out of keeping with and detrimental to the character and appearance of the application site and the area more widely. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Polices 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).

Additionally, policy DM15 states that private vehicle use must create a safe and secure layout to minimise conflicts with traffic and avoid street clutter and barriers to movement. This application is proposing several parking spaces in a small area with access that traverses a pedestrian shopping area, so would be in contravention of policy CM15.

#### SOS/22/00166/FUL (ST CLEMENTS WARD) 39. LOS/22/0031 32A VICTORIA ROAD, LEIGH-ON-SEA, ESSEX, SS9 1AU

Raise roof to side and extend with new side dormer with balcony to form 1no. self-contained flat in the loft

The Committee discussed the application and RESOLVED TO OBJECT. The proposed extensions would 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, this application places an additional parking burden in an area already under parking stress. The application is therefore contrary to DM1, DM3 and DM15 of the Southend Development Management Document (2015).

#### 40. LOS/22/0028 SOS/22/00143/RSO (ST CLEMENTS WARD) LEIGH PORT, HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EB

Construct new quay wall in front of existing wall and dredge Leigh Creek to improve access to Leigh Port

(request for scoping opinion)

The Committee discussed the scoping report and made some points which they wished to pass on to Southend Borough Council. There was some concern by the Committee that the proposal is a short-term solution and perhaps not a sustainable one as it may require future maintenance. The committee also noted that the proposal would create large congestion with vessels docked at Leigh Port. The Committee recognise that they can only share their opinions on this report and have requested that they are kept updated on the matter.

- 41. The Committee had **NO OBJECTION** to the following applications:
  - LOS/22/0015 SOS/22/00071/FULH (HERSCHELL WARD)
     14 WESTLEIGH AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2LF

Install dormers to sides to form habitable accommodation in the loftspace.

LOS/22/0018 SOS/22/00090/FUL (HIGHLANDS WARD)
 30 LIME AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3PA

Demolish existing dwelling and erect 2no. Semidetached dwellinghouses with associated amenities, layout parking to front and form vehicle crossovers onto lime avenue.

LOS/22/0019 SOS/22/00096/FULH (ST JAMES WARD)
 24 OLIVIA DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3EG

Erect single storey rear extension with corner bifold doors and roof lantern.

- LOS/22/0020 SOS/22/00097/FULH (THAMES WARD)
   18 COTTESMORE GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2TG
   Erect single storey rear extension, porch to front, raised patio to rear, alter elevations (amended proposal)
- LOS/22/0023 SOS/22/00098/FULH (HIGHLANDS WARD)
   12 WARREN ROAD, LEIGH-ON-SEA, ESSEX, SS9 3TS
   Erect single storey rear extension, replace dormers to rear with first floor gable roof extension, alter elevations.
- LOS/22/0024 SOS/22/00124/FULH (THAMES WARD)
   290 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2QY

Erect single storey rear extension, convert existing garage into habitable accommodation and alter elevations (amended proposal)

- LOS/22/0027 SOS/22/00170/PA3COU (ELMS WARD) <u>119 PALL MALL, LEIGH-ON-SEA, ESSEX, SS9 1RF</u>
   Change of use from retail (Class E) to self-contained flat (Class C3) (Prior Approval)
- LOS/22/0029 SOS/22/00144/FULH
   <u>64 VARDON DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3SJ</u>
   Erect single storey rear and side extension
- LOS/22/0030 SOS/22/00159/FUL (ELMS WARD)
   99A LYMINGTON AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2AL

   Erect dormer with balcony to rear and install rooflights to front to form habitable accommodation to first floor flat
- LOS/22/0032 SOS/22/00173/FULH (HIGHLANDS WARD)
   1 CAMERON CLOSE, LEIGH-ON-SEA, ESSEX, SS9 3SB
   Erect single storey rear extension with opening rooflight and bi-fold doors

The meeting closed at 8.58 pm