

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 Keith Evans | **Vice Chairman:** Cllr Dr. David Bowry **Town Clerk:** Helen Symmons *PSLCC*



MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE TUESDAY 4th October 2022 HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: David Bowry, Vinice Cowell, Doug Cracknell, Keith Evans and James Preston

Absent: Cllrs: Anita Forde, Alan Hart, Paul Gilson and Emma Mills

In attendance: Helen Symmons (Town Clerk), Ingmar Lindberg-Jones (Administrative Assistant)

The meeting opened at 7.30pm

1. APOLOGIES FOR ABSENCE

Cllrs Anita Forde, Alan Hart, Paul Gilson and Emma Mills

2. DECLARATION OF MEMBERS' INTERESTS

None

3. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 23rd August 2022 were **AGREED** to have been an accurate record of the meeting and were be signed by the Chairman.

4. PUBLIC REPRESENTATIONS

There were none

5. PLANNING MEETING 13TH SEPTEMBER 2022

The Objections made by delegated authority on the 13th September 2022 were noted.

6. LICENSING APPLICATIONS

22/01784/LAPREM COCKLESHED COMPANY LTD, COCKLE SHED. 1 HIGH STREET, LEIGH-ON-SEA, ESSEX SS9 2ER Application to vary a premises licence:

To remove condition 18 which prohibits sales of alcohol unless accompanied by food and layout of tables and condition 19 which insists service of alcohol are made by waiter/waitress.

The Committee discussed the application and resolved **NO OBJECTION.**

22/01660/LAPREM THE FANCY FOX PATISSERIE, 49 BROADWAY WEST, LEIGH-ON-SEA, ESSEX SS9 2BX Application for a new premises licence:

Sale and supply of alcohol for both on and off the premises:

Monday to Wednesday 12:00 - 18:00

Signed/Intialled

Thursday to Saturday 12:00 - 21:00

Sunday 12:00 - 18:00 The Committee discussed the application 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.

a) LOS/22/0237 SOS/22/01657/FUL 27 - 29 MEDWAY CRESCENT LEIGH-ON-SEA ESSEX SS9 2UX

Erect first floor rear and side extensions to both properties and extend existing garage to front of 29 Medway Crescent.

The Committee discussed the application and **RESOLVED TO OBJECT**. The proposal, by reason of the proposed form, siting, scale, failure to appear sufficiently subservient to the host dwelling and overall, poorlyresolved and convoluted design, would appear incongruous with its site and setting and be significantly detrimental to the character and appearance of the host dwelling, the street scene and wider surroundings.

It would also result in an undue sense of enclosure and loss of outlook significantly harmful to the amenities of the occupiers of the neighbouring dwelling at 31 Medway Crescent particularly as the road rises making 29 Medway Crescent higher than No. 31 Medway Crescent. This is unacceptable and contrary to the National Planning Policy Framework (2021), Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) policies DM1 and DM3 and the advice contained with the Design and Townscape Guide (2009).

h) LOS/22/0244 SOS/22/01725/AMDT 38 UNDERCLIFF GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1EA Application to vary condition 02 (approved plans) replace plan numbers 2911a 1 of 3 and 2911a 2 of 3 with plan numbers 2911a rev a 1 of 2 and 2911a rev a 2 of 2 - to allow for fire escape walkway from access door on first first floor east elevation and fire escape inset balcony to second floor south elevation (minor material amendment of planning application 19/02349/fulh dated 25/02/2020)

The Committee discussed the application and resolved NO OBJECTION.

i) LOS/22/0245 SOS/22/01726/FULH (ST JAMES WARD) 34 BLENHEIM CRESCENT LEIGH-ON-SEA ESSEX SS9 3DT Extend existing dormer to rear to form habitable accommodation in the loftspace and install juliette balconies, erect single storey side/rear extension.

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposed dormer is an over development of the site due to the height, scale and bulk of the proposed application. It will

Signed/Intialled

(LEIGH ROAD WARD)

(THAMES WARD)

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have an adverse effect on the rear garden scene and does not protect the amenity of the neighbours to the rear and sides with regards to outlook and overlooking. The application is therefore contrary to DM1 and DM3 of the Southend Development Management Document (2015).

k) LOS/22/0247 SOS/22/01740/AD (LEIGH ROAD WARD) CAR WASH 120 BROADWAY LEIGH-ON-SEA ESSEX SS9 1A

Application for approval of details pursuant to conditions 03 (scheme of highway works), 04 (details of materials), 05 (design of residential entrance and shopfronts), 06 (details of hard and soft landscaping), 1 (waste management plan), 14 (details of windows and other glazing, 15 (details of privacy screening), 16 (details of 10% renewable energy), 20 (details of car stacking system and 24 (details of surface water drainage) of planning permission 20/01759/fulm dated 03.02.2021

The Committee discussed the application and resolved **NO OBJECTION.**

m) LOS/22/0249 SOS/22/01647/BC4 (ST CLEMENTS WARD) THE DEN VICTORIA WHARF HIGH STREET LEIGH-ON-SEA ESSEX Erect two-storey scout training and boat storage facility with flexible meeting area.

The Committee discussed the application and resolved **NO OBJECTION.**

n) LOS/22/0250 SOS/22/01730/BC4 (ST CLEMENTS WARD) BILLET WHARF HIGH STREET LEIGH-ON-SEA ESSEX SS9 2ER Use public amenity space adjacent to existing seating area to Osborne bros cafe to provide additional external seating area with associated boundary treatment (amended proposal)

Following discussion, the Committee **RESOLVED TO OBJECT** to the application as the proposal is of an overbearing nature and to the detriment of the public visual amenity. The additional external seating 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. By using this area for external seating, it will significantly reduce the area available to the public, a popular communal space. This public space being absorbed by a business will alter dramatically the entrance and approach to Old Leigh and prevent public access to notable points of interest. It was noted by the committee that picnic benches have already appeared in the area restricting the memorial seating.

Whilst the proposal would enhance the leisure and tourism in the Old Town, Leigh Old Town is a working port and this proposal would significantly compromise the character of Leigh Old Town and unbalance the economic representation. Furthermore, it will not preserve and enhance the special character of Leigh Old Town Conservation Area especially as the application plans to incorporate public features in their proposed private area. Therefore, this application is in contravention of policies DM1, DM5 and DM6 of the Development Management Document (2015).

o) LOS/22/0251 SOS/22/01670/FULH (THAMES WARD) <u>3 CANVEY ROAD LEIGH-ON-SEA ESSEX SS9 2NN</u>

Install replacement hardstanding and small party wall to front (retrospective)

The Committee discussed the application and resolved **NO OBJECTION.**

p) LOS/22/0252 SOS/22/01671/FULH (THAMES WARD) <u>5 CANVEY ROAD LEIGH-ON-SEA ESSEX SS9 2NN</u> Install replacement hardstanding and small party wall to front of property (retrospective)

The Committee discussed the application and resolved **NO OBJECTION.**

r) LOS/22/0254 SOS/22/01786/FULH **(THAMES WARD)** 27 CANVEY ROAD LEIGH-ON-SEA ESSEX SS9 2NN Replace existing front door (amended proposal)

The Committee discussed the application and resolved **NO OBJECTION.**

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

SOS/22/01680/FUL

(ELMS WARD)

- 34 36 RECTORY GROVE LEIGH-ON-SEA ESSEX SS9 2HE Change of use of first floor from retail (class e) to 2no. Self contained flats (class c3), erect 2nd floor and form 2no. Self-contained flats, divide existing ground floor retail unit into two units, layout parking, bin and cycle storage to rear. LOS/22/0239 SOS/22/01746/TPO (ST JAMES WARD) **OAKHAM COURT 135 MANCHESTER DRIVE LEIGH-ON-SEA, ESSEX** Reduce encroachment on south side over garden by 2-2.5m and remove deadwood over 40mm to 2 oak, 3 maple, 1 hornbeam and 1 hawthorn trees; reduce encroachment on south side by 3-3.5m and remove remains of broken branches and deadwood to one ash tree (work to trees covered by a tree preservation order) LOS/22/0240 SOS/22/01708/FUL (ELMS WARD) 1090 LONDON ROAD, LEIGH-ON-SEA, ESSEX SS9 3NA Install kitchen extractor system with flue to rear elevation LOS/22/0241 SOS/22/01715/FULH (HERSCHELL WARD) 9 HERSCHELL ROAD LEIGH-ON-SEA ESSEX SS9 2NH Replace existing front dormer with enlarged dormer at first floor level (amended proposal) LOS/22/0242 SOS/22/01712/AMDT (HIGHLANDS WARD) • 7 ST DAVIDS DRIVE LEIGH-ON-SEA ESSEX SS9 3RQ Application to vary condition 02 (approved plans) replace plans to incorporate the change to the garden area (minor material amendment of planning permission 21/01561/fulh dated 14.10.2021) LOS/22/0243 SOS/22/01760/TCA (ST CLEMENTS WARD) 24 CLIFF PARADE LEIGH-ON-SEA ESSEX SS9 1BB Crown thin- removing selected branches in the upper canopy to reduce current density by up to 15% and cut back to previous cuts to shape to one acer negundo (box elder) (t1) to front (works to trees in a conservation area) LOS/22/0246 (HERSCHELL WARD) SOS/22/01743/FULH 28 MARINE PARADE LEIGH-ON-SEA ESSEX SS9 2NA Raise ridge height, form hipped to gable roof extension to front and dormer to rear to create habitable accommodation in the loftspace, erect single storey rear/side extensions. LOS/22/0248 SOS/22/01731/ADV (ST CLEMENTS WARD) 125 - 127 BROADWAY LEIGH-ON-SEA ESSEX SS9 1PG Replace existing fascia signage, lowering of existing canopy and install additional fascia signage to front elevation, install replacement lanterns to front and side elevations. LOS/22/0253 SOS/22/01752/FULH (HERSCHELL WARD) 23 VERNON ROAD LEIGH-ON-SEA ESSEX SS9 2NG Raise ridge height to form habitable accommodation in the loftspace with balcony to rear, erect single storey rear extension, convert garage into habitable accommodation, install aircon units to rear and alter elevations.
- LOS/22/0255 SOS/22/01519/FULH (HIGHLANDS WARD) <u>19 BARNARD ROAD LEIGH-ON-SEA ESSEX SS9 3PH</u> Erect single storey rear extension.
 LOS/22/0256 SOS/22/01596/PA3COU (THAMES WARD) <u>1536 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2QG</u> Change of use from retail (class e) to provide educational tutoring (class f.1) (prior approval)
 LOS/22/0257 SOS/22/01699/FULH (THAMES WARD) <u>47 CRESCENT ROAD LEIGH-ON-SEA ESSEX SS9 2PF</u> Replace adjoining single storey garage to side
- LOS/22/0258 SOS/22/01787/FUL <u>GROVE END RECTORY GROVE LEIGH-ON-SEA ESSEX</u> Replace existing roof at rear (retrospective)
 (ST CLEMENTS WARD)

LOS/22/0238

- LOS/22/0259 SOS/22/01794/TCA 7 LEIGH HILL LEIGH-ON-SEA ESSEX SS9 2DR Fell one crab apple tree to rear of property (application for works to trees in a conservation area)
- LOS/22/0260 SOS/22/01809/FULH (LEIGH ROAD WARD) 107 WOODFIELD ROAD LEIGH-ON-SEA ESSEX SS9 1ET Demolish existing garage to rear of dwellinghouse and erect replacement outbuilding with carport/bike storage at ground floor level, accommodation space at first floor level ancillary to dwellinghouse and install solar panels to roof.
- LOS/22/0261 SOS/22/01688/NON (THAMES WARD) 286 WESTERN ROAD LEIGH-ON-SEA ESSEX, SS9 2QY Replace plan numbers 286 Western Road LOS Proposed and 286 Western Rd Existing 01 with plan numbers 286 Western Rd Existing NMA 01 and 286 Western Rd Proposed NMA 01 - amendment to the gutter and roof design of side extension - Non material amendment to planning application 22/01124/FULH dated 20/07/2022
- LOS/22/0262 SOS/22/01808/AMDT (BONCHURCH WARD) 35 BELFAIRS DRIVE LEIGH-ON-SEA ESSEX, SS9 3AA Application to vary condition 04 - to allow the main bedroom window in rear dormer to have clear glass with openable windows - (Minor Material Amendment of Planning Permission 21/00240/FULH dated 30/03/2021)

A motion was proposed by Cllr Evans and second by Cllr Cracknell

The committee **RESOLVED** the motion and agreed that any planning application that is in the conservation area will be automatically called in for the next meeting.

The meeting closed at 8.19pm

Signed/Intialled

(ST CLEMENTS WARD)