



Leigh-on-Sea Town Council

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Chairman: Cllr Keith Evans | **Vice Chairman:** Cllr Dr. David Bowry

Town Clerk: Helen Symmons PSLCC



MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 10th JANUARY 2023
HELD AT LEIGH COMMUNITY CENTRE

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

Absent: Cllrs: Anita Forde and Emma Mills

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

The meeting opened at 7.30pm

1. APOLOGIES FOR ABSENCE

Cllr Anita Forde

2. DECLARATION OF MEMBERS' INTERESTS

Cllr Evans declared a non-pecuniary interest in agenda item k) West Leigh Baptist Church

3. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 20th December 2022 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

4. PUBLIC REPRESENTATIONS

None

5. LICENSING APPLICATIONS

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.**

Signed/Intialled

Dated

of the flats at No 12 Grand Drive to the north of the site. The Development is therefore unacceptable and contrary to the national planning policy framework (2018), Core strategy (2007) Policies KP2 and CP4, Development Management (2015) policies DM1 and DM3 and the advice contained within the design and townscape guide (2009).

- i) LOS/23/0009 SOS/22/02384/FULH **(ELMS WARD)**
[41 SOUTHSEA AVENUE LEIGH-ON-SEA ESSEX SS9 2AX](#)
Erect single storey side and rear extension and single storey store to side.

The application was discussed by the Committee 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. Also, it will create a detrimental impact upon the living conditions and amenity of existing and future residents or neighbouring residents. It is also creates a fundamental change to the street scene. Therefore, this application is in contravention of policies DM1 and DM3 of the Development Management Document (2015).

- k) LOS/23/0011 SOS/22/02284/FUL **(ELMS WARD)**
[WEST LEIGH BAPTIST CHURCH LYMINGTON AVENUE LEIGH-ON-SEA ESSEX SS9 2AJ](#)
Erect two storey extension to rear of church, form central courtyard with landscaping, lay out parking spaces, mobility scooter and cycle store and form new vehicle crossovers onto Lymington Avenue.

Following discussion, the Committee **RESOLVED NO OBJECTION**

Cllr Evans took no part in this agenda item

- n) LOS/23/0014 SOS/22/02395/FULH **(LEIGH ROAD WARD)**
[107 WOODFIELD ROAD LEIGH-ON-SEA ESSEX SS9 1ET](#)
Erect single storey rear extension, relocate existing entrance, replace existing boundary fencing with masonry wall, alter elevations (amended proposal)

Following discussion, the Committee **RESOLVED NO OBJECTION**

- p) LOS/23/0016 SOS/22/02412/BC4 **(ST CLEMENTS WARD)**
[COCKLE SHED 1 HIGH STREET LEIGH-ON-SEA ESSEX SS9 2ER](#)
Erect powder coated metal fixed frame with retractable awning and sliding glass screens over existing patio to east elevation and over existing low level store area to south elevation.

The committee discussed the application and **RESOLVED TO OBJECT** as it will over development of the site in a conservation area. Therefore, this application is in contravention of policy DM3 of the Development Management Document (2015).

- s) LOS/23/0019 SOS/22/02427/FULH **(ST JAMES WARD)**
[192 MANCHESTER DRIVE LEIGH-ON-SEA ESSEX, SS9 3EX](#)
Erect single story rear extension and access ramp to front (amended proposal)

Following discussion, the Committee **RESOLVED NO OBJECTION**

- t) LOS/23/0020 SOS/22/02400/FULH **(LEIGH ROAD WARD)**
[107 WOODFIELD ROAD LEIGH-ON-SEA ESSEX, SS9 1ET](#)
Replace existing single storey garage and install solar panels to flat roof (amended proposal)

Following discussion, the Committee **RESOLVED NO OBJECTION**

- u) LOS/23/0021 SOS/22/02448/FULH **(ELMS WARD)**
[186 ELM ROAD LEIGH-ON-SEA ESSEX SS9 1SB](#)
Erect single storey rear and side extension with roof lantern (amended proposal)

Following discussion, the Committee **RESOLVED NO OBJECTION**

Signed/Intialled

Dated

- x) LOS/23/0024 SOS/22/02413/FUL **(ST JAMES WARD)**
[1191 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 3NQ](#)
 Hipped to gable roof extension with dormer to rear and enclosed balcony, erect part single/part two storey rear extension with balcony to first floor, convert ground floor rear, first and second floors into three self-contained flats and layout parking to rear.

Following discussion, the Committee **RESOLVED NO OBJECTION**

- y) LOS/23/0025 SOS/22/02429/FUL **(ST CLEMENTS WARD)**
[55 BROADWAY LEIGH-ON-SEA ESSEX SS9 1PE](#)
 Install retractable awning to front elevation.

The committee discussed the application and **RESOLVED TO OBJECT** to the application as the proposal is of an overbearing nature to the detriment of the public visual amenity. The proposed application indicates tables and chairs would be erected under the awning which would significantly restrict access and pedestrian flow in an area of high footfall impacting adversely on pedestrians and mobility and disproportionately affecting people with reduced mobility, wheelchair users and those with pushchairs. This is unacceptable and contrary to the National Planning Policy Framework (2021), Policies KP2, CP3 and CP4 of the Southend-on-Sea Core Strategy (2007); Policies DM1, DM3 and DM15 of the Southend-on-Sea Development Management Document (2015); and advice contained within the Southend on-Sea Design and Townscape Guide (2009)

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

- a) LOS/23/0001 SOS/22/02349/ADV **(HIGHLANDS WARD)**
[1707 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 2SH](#)
 Install internally illuminated fascia sign and internally illuminated projecting box sign to front.
- b) LOS/23/0002 SOS/22/02348/FUL **(HIGHLANDS WARD)**
[1707 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 2SH](#)
 Change of use and convert existing 2 self-contained flats (class c3) on first and second floors to provide 3 dental treatment rooms (class e) in addition to existing dental surgery at ground floor level.
- f) LOS/23/0006 SOS/22/02351/FULH **(LEIGH ROAD WARD)**
[58 CLIFFSEA GROVE LEIGH-ON-SEA ESSEX SS9 1NQ](#)
 Erect single storey rear extension
- j) LOS/23/0010 SOS/22/02386/FULH **(HIGHLANDS WARD)**
[105 HIGHLANDS BOULEVARD LEIGH-ON-SEA ESSEX SS9 3TH](#)
 Erect single storey rear extension with roof lantern, layout raised patio to rear and alter elevations.
- l) LOS/23/0012 SOS/22/02388/FULH **(HIGHLANDS WARD)**
[26 VARDON DRIVE LEIGH-ON-SEA ESSEX SS9 3SR](#)
 Erect single storey side/rear extension with roof lantern and form bay windows to front and side.
- m) LOS/23/0013 SOS/22/02383/FUL **(ELMS WARD)**
[43 FAIRLEIGH DRIVE LEIGH-ON-SEA ESSEX SS9 2HZ](#)
 Convert existing flats to single dwellinghouse, erect single storey side extension and part convert garage into habitable accommodation
- o) LOS/23/0015 SOS/22/02391/FULH **(HIGHLANDS WARD)**
[29 WALKER DRIVE LEIGH-ON-SEA ESSEX SS9 3QT](#)
 Erect single storey rear extension with roof lantern.
- q) LOS/23/0017 SOS/22/02445/FULH **(LEIGH ROAD WARD)**
[68 CLIFFSEA GROVE LEIGH-ON-SEA ESSEX SS9 1NQ](#)
 Raise ridge height and erect hip-to-gable roof extension to rear and dormer to side to form habitable accommodation in the loftspace (amended proposal)
- r) LOS/23/0018 SOS/22/02381/FUL **(HIGHLANDS WARD)**
[LYDIA HOUSE PRACTICE 8 SUTHERLAND BOULEVARD LEIGH-ON-SEA, SS9 3PS](#)

Hipped to gable roof extensions, erect single storey front extension and first floor rear extension, alter fenestration to front, replace windows and alter elevations

- v) LOS/23/0022 SOS/22/02458/FULH (THAMES WARD)
[19 MARINE CLOSE LEIGH-ON-SEA ESSEX SS9 2RD](#)
Erect single storey rear extension with roof lantern.
- w) LOS/23/0023 SOS/22/02468/FULH (BONCHURCH WARD)
[35 FLEMMING AVENUE LEIGH-ON-SEA ESSEX SS9 3AN](#)
Erect single storey side and rear extension and single storey front extension, alter elevations.

The meeting closed at: 20:44pm