



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 21st FEBRUARY 2023
HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Dr. David Bowry, Doug Cracknell, Vinice Cowell, Paul Gilson, James Preston and Rory Windass

Absent: Cllrs: Keith Evans, Anita Forde and Emma Mills

In attendance: Ingmar Lindberg-Jones (Administrative Assistant)

The meeting opened at 7.30pm

1. APOLOGIES FOR ABSENCE

Cllrs Keith Evans, Anita Forde and Emma Mills

2. DECLARATION OF MEMBERS' INTERESTS

None

3. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of [31st January 2023](#) were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

4. PUBLIC REPRESENTATIONS

None

5. LICENSING APPLICATIONS

23/00172/LAPREM

1581 LONDON ROAD, LEIGH ON SEA, SS9 2SG

Application for a new premises licence for:

The sale of alcohol on and off the premises

Sunday to Thursday – 12.00-23.00

Friday and Saturday - 12:00 - 00:00

Late Night Refreshments

Sunday to Thursday – 23:00-23.30

Friday and Saturday - 23:00 - 00:30

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

Signed/Intialled

Dated

23/00118/LAPREM

CLEMENTS ARCADE, 9-11 BROADWAY, LEIGH-ON-SEA, SS9 1PA

Application for a new premises licence:

For the sale and supply of alcohol consumption on and off the premises:

Sunday to Wednesday 11:00 - 16:00

Thursday 11:00 - 21:00

Friday - Saturday 11:00 - 17:00

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.

- LOS/23/0048 SOS/23/00106/FULH **(LEIGH ROAD WARD)**
[**8 SOMERVILLE GARDENS LEIGH-ON-SEA ESSEX SS9 1DD**](#)
Erect dormer to rear with juliet balcony, rooflights to front and convert loft into habitable accommodation (retrospective)

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

- LOS/23/0049 SOS/22/02377/FULH **(LEIGH ROAD WARD)**
[**10 GRAND DRIVE LEIGH-ON-SEA ESSEX SS9 1BG**](#)
Install dormer to rear to form habitable accommodation in the loftspace, install roof terrace to rear and install rooflight to front (part retrospective)

The committee discussed the application and **RESOLVED TO OBJECT**. The proposed development would by reason of its overall height, size, scale and position result in material harm to the adjoining dwellings at No's 8 and 12 Grand Drive in terms of dominance, an overbearing impact and material sense of enclosure and would result in material loss of light to the occupiers 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).

- LOS/23/0050 SOS/22/02429/FUL **(ST CLEMENTS WARD)**
[**55 BROADWAY LEIGH-ON-SEA ESSEX SS9 1PE**](#)
Install new timber fascia with retractable awning to front and side 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

(acer pseudoplatanus), fell and grind out stump (t102) - pear (pyrus), fell and grind out stump (t103) unidentified species, crown reduce and shape (t104) unidentified fruit spp, crown lift to 2.5m (t105) english oak (quercus robur), crown reduce by 1.5 to 2m and shape, retain failed stem as "phoenix tree feature (t106) mulberry (morus) adjacent g1, reduce and shape to create hedge mixed fruit tree group along southern boundary (notification of proposed works to trees in a conservation area)

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The large amount of foliage that would be lost is extremely concerning and would be detrimental to the area. The trees are well established in the area and enhance the character of the site. 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 DM3 and DM4 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

- LOS/23/0061 SOS/23/00198/FULH **(HIGHLANDS WARD)**
31 WOODLANDS PARK LEIGH-ON-SEA ESSEX SS9 3TP

Demolish existing porch to front, erect two storey front extension to incorporate new porch and lift to second floor to provide level access to all floors

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

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

- LOS/23/0059 SOS/23/00154/NON **(LEIGH ROAD WARD)**
194 LEIGH ROAD LEIGH-ON-SEA ESSEX, SS9 1BS

Amend configuration of staircase to accommodate ground floor commercial kitchen extract flue and alterations to the internal layout and reconfiguration of windows/doors on rear elevation - (Non-material amendment to planning permission 21/02303/FUL dated 25/01/2022)

- LOS/23/0060 SOS/23/00186/AD **(ST CLEMENTS WARD)**
ST CLEMENTS GATE BROADWAY LEIGH-ON-SEA, SS9 1PJ

Application for Approval of Details pursuant to condition 08 (on site traffic management plan and details of signs or other measures to direct drivers) of planning permission 04/00103/FUL dated 28.04.2004

- LOS/23/0053 SOS/23/00166/FULH **(HIGHLANDS WARD)**
19 COSGROVE AVENUE LEIGH-ON-SEA ESSEX SS9 3TZ

Erect roof dormer extension to front

- LOS/23/0054 SOS/23/00167/FUL **(HIGHLANDS WARD)**
GARAGES TO REAR OF 1805 LONDON ROAD LEIGH-ON-SEA ESSEX

Demolish existing garages, erect 2no. Single storey commercial units

The meeting closed at: 20:22pm