

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 2nd August 2022 HELD AT LEIGH COMMUNITY CENTRE

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

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

The meeting opened at 7.30pm

APOLOGIES FOR ABSENCE

Cllrs Keith Evans, Alan Hart and Emma Mills

2. DECLARATION OF MEMBERS' INTERESTS

None

APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 12th July 2022 were **AGREED** to have been an accurate record of the meeting and will be signed by the Chairman when officers are available.

4. PUBLIC REPRESENTATIONS

There were none

5. LICENSING APPLICATIONS

22/01239/LAPREM

MAD DOGS AND ENGLISHMEN INTERIORS, 1349 – 1353 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2AB

Application for a Variation of a premises licence:

To licence a roof terrace for the sale and supply of alcohol.

Wednesday & Thursday - 12:00 - 18:00

Friday & Saturday- 12:00 - 22:00

Sunday- 12:00 - 18:00

Following discussion, the Committee **RESOLVED TO OBJECT** on the prevention of public nuisance, public safety and the protection of children from harm.

1. This application is to licence a roof terrace which will become an outdoor open bar. There is no indication of the numbers that will be accommodated and they wish for the licence to extend to 22.00 on a Friday and Saturday evening. This will lead to lead to a significant noise disturbance to residents. Residential accommodation is immediately to the north and west of

the roof with further accommodation on the same level to the east. It would be the equivalent of a party atmosphere on a weekly basis for these residents and totally unacceptable and of great public nuisance.

- 2. We believe from speaking with residents, a large number of customers attending the premises are parking in the surrounding residential streets. By adding a roof terrace and increasing the number of customers this will add to the parking pressures and cause a further increase of noise disturbance to the nearby residents, a further example of public nuisance.
- 3. Trading noise during and after the premises closes will carry far in to the night as bottles and glasses will have to be removed from the terrace and most likely a more thorough clean-up will be required, including disposing of bottles/glass in the external bins to the rear of the premises. A recipe for creating more public nuisance.
- 4. There are concerns of food, glass and other litter being dropped from the terrace falling onto the street below and passers-by. There is no evidence of safety precautions being implemented. A knocked glass could have serious consequences for anyone passing by if it goes over the edge.

The premises is located in a densely populated residential area, there is the potential for minors to see/hear any public disturbances caused by the patrons either whilst drinking on the terrace or leaving the premises. Additionally, with the large number of residents in the area it is likely it would cause sleep disturbances to both children and adults in the area.

22/01265/LAPREM

BREAK AND BRUNCH, 182 LEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 1BT Application for a new premises licence:

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

Daily between 11:00 - 22:00

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.

1. LOS/22/0175 SOS/22/01380/FULH (LEIGH ROAD WARD) 53 LEIGH CLIFF ROAD, LEIGH-ON-SEA, ESSEX, SS9 1DN

Erect single storey side/rear extension, install dormer with terrace/balustrade to side/rear, alterations to roof and elevations and form additional vehicular access on to leigh cliff road.

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposed development 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, 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 proposed rear terrace/balustrade by reason of its height and position, would represent an overlooking and overbearing feature for the neighbours at No 57 Leigh Cliff Road.

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 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

2. LOS/22/0179 SOS/22/01278/FULH (THAMES WARD)

15 DYNEVOR GARDENS LEIGH-ON-SEA ESSEX SS9 2RG

Erect two storey front, side and rear extensions, part single storey front extension, and alterations to elevations.

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. The application is therefore contrary to DM1 and DM3 of the Southend Development Management Document (2015).

3. LOS/22/0184 SOS/22/01371/FULH (THAMES WARD)
65 CRESCENT ROAD LEIGH-ON-SEA ESSEX SS9 2PG

Demolish existing garage and erect new garage with pitched roof and dormer to side to form office space in 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. The application is therefore contrary to DM1 of the Southend Development Management Document (2015).

4. LOS/22/0185 SOS/22/01374/FULH (LEIGH ROAD WARD)

13 SOMERVILLE GARDENS LEIGH-ON-SEA ESSEX SS9 1DD

Erect two storey rear/side extension and single storey rear extension with balcony over.

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 rear garden scene. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. Additionally, it would fail to integrate satisfactorily with the host dwelling as it is not subservient to the original property. It does not protect the amenity of the site for future occupiers and would have an adverse effect on the amenity of its immediate neighbours having regard to privacy and overlooking to those at No.

15. It is therefore contrary to Policy DM3 but also to Policy DM1.

(ST CLEMENTS WARD)

56 BROADWAY LEIGH-ON-SEA ESSEX

Extend existing outbuilding to rear and erect 2m high timber boundary fence to rear (retrospective)

SOS/22/01373/FUL

Following discussion, the Committee RESOLVED NO OBJECTION

6. LOS/22/0187 SOS/22/01384/FUL **(ST CLEMENTS WARD)**

58 - 60 BROADWAY LEIGH-ON-SEA ESSEX SS9 1AG

Remove existing signage to front and side and make good, remove external atm to front and install new glazing in its place.

Page 3 of 6

LOS/22/0186

5.

Following discussion, the Committee RESOLVED NO OBJECTION

7. LOS/22/0189 SOS/22/01399/FULH (THAMES WARD)

46 TATTERSALL GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2QT

Erect single storey side extension, install hipped to gable roof extension with juliette balcony to side to form habitable accommodation in the loftspace.

Following discussion, the Committee RESOLVED NO OBJECTION

8. LOS/22/0190 SOS/22/01401/FULH (HIGHLANDS WARD)

8 TENNYSON CLOSE, LEIGH-ON-SEA, ESSEX, SS9 3QG

Erect single storey side/rear extension, hipped to gable roof extension to rear with juliette balcony and dormers to sides to form habitable accommodation in the loftspace, replace flat roof on front bay with pitched roof, alter elevations.

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposed development 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, 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 as the buildings surrounding this property are bungalows. 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 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

9. LOS/22/0191 SOS/22/01405/FUL (ST CLEMENTS WARD)
96 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1AB

Change of use of ground, upper floors and terrace from shop and residential (classes e and c3) to cafe/restaurant (class e), install obscure glass balustrade to terrace.

Following discussion, the Committee **RESOLVED TO OBJECT** as the proposed development being overbearing in design and appearance, not protecting the amenity of the site with regard to outlook and immediate neighbours with regard to noise and disturbance. The proposal is therefore unacceptable and contrary policy DM3 of the Southend-on-Sea Development Management document (2015).

10. LOS/22/0196 SOS/22/01372/FUL (ST CLEMENTS WARD)
27 LEIGH PARK ROAD, LEIGH-ON-SEA, ESSEX, SS9 2DU

Demolish existing building and erect three storey building comprising 4no. Self-contained flats with basement parking, form new vehicle crossover onto leigh park road.

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. 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), policy DM1 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

- 11. The Committee had **NO OBJECTION** to the following applications:
 - LOS/22/0174 SOS/22/01316/FULH (HERSCHELL WARD)
 9 HERSCHELL ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NH
 Replace existing front dormer with enlarged dormer at first floor level.
 - LOS/22/0176 SOS/22/01310/FULH (HERSCHELL WARD)
 15 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2DY

Replace existing roof and form habitable accommodation in the loftspace, erect single storey rear extension.

LOS/22/0177 SOS/22/01280/AMDT (HIGHLANDS WARD)
 30 LIME AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3PA

Application to vary condition 02 (approved plans) replace plan numbers p1004c, p1005, p1006, p1007, p1008, p1009 with plan numbers p1004d, p1005a, p1006a, p1007a, p1008a, p1009a - infill of approved dormers, and minor alterations to elevations (minor material amendment of planning permission 22/00090/ful dated 22.03.2022)

LOS/22/0178 SOS/22/01327/FULH
 28 BUXTON AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3UB
 Erect single storey side/rear extension.

LOS/22/0180 SOS/22/01341/FULH (THAMES WARD)
 22 COTTESMORE GARDENS LEIGH-ON-SEA ESSEX SS9 2TG
 Erect new front porch (amended proposal)

(THAMES WARD)

• LOS/22/0181 SOS/22/00996/FULH (HERSCHELL WARD)
41 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2DY

Erect ground floor and first floor side/rear extension with extended balcony to southwest elevation and alter elevations (amended proposal)

LOS/22/0182 SOS/22/01347/FULH (LEIGH ROAD WARD)
 41 DUNDONALD DRIVE LEIGH-ON-SEA ESSEX SS9 1NA

 Hipped to gable roof extension and install dormer to rear with juliette balcony to form habitable accommodation in the loftspace, erect single storey rear extension.

LOS/22/0183 SOS/22/01363/FULH (HIGHLANDS WARD)
 246 HIGHLANDS BOULEVARD LEIGH-ON-SEA ESSEX SS9 3QZ

 Demolish existing detached outbuilding to rear and erect new outbuilding for use as home office and recreation area.

• LOS/22/0188 SOS/22/01351/FULH (THAMES WARD)
50 COTTESMORE GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2TG

Raise ridge height and install new roof with front and rear gable extensions and juliette balcony to rear to form habitable accommodation in the loftspace, erect first floor side/rear extension and alter elevations.

LOS/22/0192 SOS/22/01007/TPO (ST JAMES WARD)
 OAKHAM COURT 135 MANCHESTER DRIVE, LEIGH-ON-SEA, ESSEX
 Pruning works to 2 oak, 3 field maple, 1 hawthorn and 1 hornbeam trees to reduce branches overhanging the site boundary by up to 1.2m to the most suitable pruning points and removal of deadwood (tp/100/299/18) (work to trees covered by a tree preservation order)

LOS/22/0193 SOS/22/01445/TCA (ST CLEMENTS WARD)
 CHURCHYARD ST CLEMENTS CHURCH, CHURCH HILL, LEIGH-ON- SEA, ESSEX
 Fell to low stump two sycamore trees (t11/t7) on south boundary of churchyard.

LOS/22/0194 SOS/22/01415/FULH (LEIGH ROAD WARD)
 28 LEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 1LD
 Erect single storey rear/side extensions.

LOS/22/0195 SOS/22/01417/FULH (HIGHLANDS WARD)
 14 BUXTON SQUARE LEIGH-ON-SEA ESSEX SS9 3UD
 Raise ridge height and install dormer to rear with juliette balcony to form habitable accommodation in

Raise ridge height and install dormer to rear with juliette balcony to form habitable accommodation in the loftspace.

LOS/22/0197 SOS/22/01436/FULH (HERSCHELL WARD)
 1216 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2UA
 Layout parking to front and form new vehicle crossover onto London Road.

LOS/22/0198 SOS/22/01437/FULH (ST JAMES WARD)

32 OLIVIA DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3EG

Replace and extend dormers to both sides to form habitable accommodation in the loftspace.

LOS/22/0199 SOS/22/01441/FUL (BONCHURCH WARD)
 1307 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2AD
 Change of use from retail storage (class e) to 2no. Self-contained flats (class c3)

• LOS/22/0200 SOS/22/01477/AMDT (BONCHURCH WARD)
1305 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2AD

Application to vary condition 08 (details of ventilation) - amend wording to note the extraction system has already been installed (minor material amendment of planning permission. 18/01811/ful dated 28/11/2018)

LOS/22/0201 SOS/22/01482/AD (HIGHLANDS WARD)
 1737 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2SW
 Application for approval of details pursuant to condition 04 (details of waste and recycling storage) of planning permission 21/02007/ful dated 03.12.2021

LOS/22/0202 SOS/22/01446/AD (LEIGH ROAD WARD)
 194 LEIGH ROAD LEIGH-ON-SEA ESSEX

Application for approval of details pursuant to conditions 04 (details of vibration and noise mitigation measures), 07 (details of 10% renewable energy) and 08 (details of water efficient design measures) of planning permission 21/02303/FUL dated 25.01.2022

LOS/22/0203 SOS/22/01468/FUL (ST CLEMENTS WARD)
 3A MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2NA

Erect single storey ground floor front extension to ground floor flat, part demolish garage and part convert garage to store/utility area with replacement roof and timber gates, replace external windows and doors and alterations to elevations.

The meeting closed at 8.37 pm