

# 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 Bernard Arscott | **Vice Chairman:** Cllr Sandra





McCurdy

# Town Clerk: Helen Symmons PSLCC

## MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE TUESDAY 24<sup>th</sup> OCTOBER 2023 HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Murat Agdeve, Bernard Arscott, Jonathan Garston (Chairman), Paul Gilson, Carol Lambert (Vice-Chairman), Sandra McCurdy

Absent: Cllrs, Rosemary Arscott, Craig Watt

In attendance: Ingmar Lindberg-Jones and 7 Members of public

## The meeting opened at 7.30pm

38. APOLOGIES FOR ABSENCE

Cllrs Rosemary Arscott, Craig Watt

39. DECLARATION OF MEMBERS' INTERESTS

Cllr Gilson declared a non-pecuniary interest in agenda item d) 54 Undercliff gardens

Cllr Garston declared a non-pecuniary interest in agenda item k) 29 Leigh Park Road

40. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 3<sup>rd</sup> October 2023 were **AGREED** and were signed by the Chairman.

41. PUBLIC REPRESENTATIONS

## PLANNING SECTION 1

## APPLICATIONS WHERE MEMBERS OF THE PUBLIC ATTEND AND REQUEST TO BE HEARD.

 j) LOS/23/0215 SOS/23/01511/FUL (ST CLEMENTS WARD)
<u>4 REDCLIFF DRIVE LEIGH-ON-SEA ESSEX SS9 1AY</u> Demolish existing building, erect three storey building with roof accommodation and basement level and form 4no. Self-contained flats with associated car parking, relocate vehicle crossing onto redcliff drive

Following discussion, the Committee **RESOLVED TO OBJECT** by reason of its size scale, mass and relationship to neighbouring properties as it does not add to the overall quality of the area and respect the character of the site and its surroundings in terms of height, size, scale and townscape. It will not contribute positively to the space between buildings and their relationship to the public realm. It does not protect the immediate neighbours and surrounding area as it will give a sense of visual enclosure The proposed development will harm the character and appearance of the wider area and will lead to a detrimental change within the street. The character and appearance would be harmed by the scale and bulk of a3 storey development as it encroaches on to the street scene substantially and will have an effect of the expected setting and views in this road so close to the conservation area. The sloping hillside

Signed/Intialled

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views leading down to the cliffs and Estuary are distinctive to Leigh and make an important contribution to the character of the area.

42. LICENSING APPLICATIONS

#### PROLOGUE BOOKS LIMITED, 28 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1AW

Application for a new premises licence:

Licensable Activities:

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

Daily between 09:00 - 21:00

Regulated Entertainment comprising Recorded Music, Live Music and Films

Daily between 09:00 - 21:00

**OBJECTION** on the prevention of public nuisance, and the protection of children from harm.

- 1. The request to have live music would increase the noise disturbance to the surrounding residents, as the property backs onto residential properties.
- 2. As the supply of alcohol runs from morning to evening, the age range of customers will vary. This does not protect children from harm as they will be witnessing consumption of alcohol.

# RED CAT, 11-13 ELM ROAD, LEIGH-ON-SEA, ESSEX SS9 1SW

Application for a new premises licence: Licensable Activities:

Sale and supply of alcohol both on and off the premises: Sunday- Thursday 12:00 - 23:00, Friday and Saturday 12:00 - 00:00, Seasonal - Until 1am on NYE

Recorded Music: Friday - Saturday 23:00 - 00:00, Seasonal - Until 1am on NYE

Provision of late night refreshment: Friday - Saturday 23:00 - 00:00, Seasonal - Until 1am on NYE

The Committee discussed the application and resolved NO OBJECTION.

# **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/23/0207	SOS/23/01508/FUL
	141 BROADWAY	LEIGH-ON-SEA ESSEX SS9 1PJ

(ST CLEMENTS WARD)

Erect first floor rear extension and second floor extension to form additional restaurant and ancillary storage space, and roof terrace to front, relocate associated roof-mounted equipment including installation of extract flue to roof, and erect replacement external staircase and associated elevation alterations

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

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## d) LOS/23/0209 SOS/23/01529/FULH (LEIGH ROAD WARD) <u>54 UNDERCLIFF GARDENS LEIGH-ON-SEA ESSEX SS9 1EA</u>

Replace existing front balcony with front and side balcony and link to entrance

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 balcony by reason of its height and position, would represent an overlooking and overbearing feature for the neighbours.

Cllr Gilson took no part in the vote.

g) LOS/23/0212 SOS/23/01551/BC4 (ST CLEMENTS WARD) THE SHIP HOTEL NEW ROAD LEIGH-ON-SEA ESSEX SS9 2EA Change of use of former public house (class a4) to 15 bedroom hotel (c1), erect 2 storey side extension to west side of building, raise roof ridge height and erect second floor rear extension, refurbish and alter elevations, install railings to terrace areas and balconies, erect external fire escape staircase to rear, repair existing boundary wall to front, layout 7 parking spaces and form hotel drop off point to front (amended proposal)

Following discussion, the Committee RESOLVED NO OBJECTION

h) LOS/23/0213 SOS/23/01500/FUL (ST CLEMENTS WARD) 94 BROADWAY LEIGH-ON-SEA ESSEX SS9 1AB Alter existing shopfront (amended proposal)

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

 i) LOS/23/0214 SOS/23/01569/FULH (LEIGH ROAD WARD)
<u>86 HIGH CLIFF DRIVE LEIGH-ON-SEA ESSEX SS9 1DG</u> Erect two storey side extension and alter elevations

Following discussion, the Committee **RESOLVED TO OBJECT**. By reason of its design, size, bulk and mass it does not protect the amenity of the site, immediate neighbours, and surrounding area, with regard to privacy, overlooking, outlook and visual enclosure. 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).

k) LOS/23/0216 SOS/23/01515/FUL (ST CLEMENTS WARD) 29 LEIGH PARK ROAD LEIGH-ON-SEA ESSEX SS9 2DU

Demolish existing dwelling, erect one four storey dwelling house with associated car parking, bike/bin stores at lower ground level and layout landscaping

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

#### Cllr Garston to no part in the vote.

m) LOS/23/0218 SOS/23/01594/AD (ST CLEMENTS WARD) 28 BROADWAY LEIGH-ON-SEA ESSEX SS9 1AN Application for approval of details pursuant to condition 03 (scheme of waste storage) of planning permission 22/01723/pa3cou dated 26.10.2022

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

n) LOS/23/0219 SOS/23/01593/AD (ST CLEMENTS WARD) <u>28 BROADWAY LEIGH-ON-SEA ESSEX SS9 1AN</u>

Signed/Intialled

Application for approval of details pursuant to condition 05 (details of refuse storage) of planning permission 22/00623/ful dated 25.05.2022

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

 o) LOS/23/0220 SOS/23/01627/FULH (ST JAMES WARD) <u>28 BLENHEIM CRESCENT LEIGH-ON-SEA ESSEX SS9 3DT</u> Erect single storey rear extension and alterations to side and rear elevations

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

The meeting closed at: 21:19pm