



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk www.leighonseatowncouncil.gov.uk



Chairman: Cllr Jane Ward
Vice Chairman: Cllr Valerie Morgan
Town Clerk: Helen Symmons

Notice is hereby given that the next meeting of the **Planning, Highways & Licensing Committee** will take place **Tuesday 13th June 2017** at the **Leigh Community Centre, 71-73 Elm Road, Leigh-on-Sea at 7.30pm** when it is hoped to transact the following business:

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATION OF MEMBERS' INTERESTS
3. APPROVE MINUTES OF THE PREVIOUS MEETING
4. ENFE RESTAURANT (Ref: 17/01023/LAPREM) TO RATIFY THE DECISION – (Appendix 1)

“When a meeting is not quorate, Councillors who are members of PH&LC may consider such applications and a note of their views shall be made available to the Town Clerk who shall inform the local planning authority accordingly under delegated powers”

5. LICENSING APPLICATIONS

- a) **BELLINI BAR & BRASSERIE, 1008-1012 LONDON ROAD, SS9 3NE (AMENDED PROPOSAL)**
Worthingtons Licensing Solutions have advised us of some amendments made to the original proposal – appendix 2

**** TAKEN FROM NEW LICENSE SUBMITTED TO SOUTHEND BOROUGH COUNCIL ****
Please describe briefly the nature of the proposed variation (Please see guidance note 2)

To vary the terminal hour on a Friday and Saturday for the sale of alcohol and the provision of regulated entertainment & late night refreshment from 01.00 to 02.00.

This is to encourage a more staged dispersal.

To accompany this application the operator will remove the fact that the bar is promoted as a 'doubles bar' and single measures will be the standard pour.

There will be no other change to the style of operation, food will continue to be served until 21.00, there will still be recorded music played on Friday & Saturday nights in a DJ style operation and live music will continue on Sunday nights.

The operator will continue to monitor noise levels at the rear of the premises to ensure there is no disturbance to local residents and the premises will continue to be members of Pubwatch and use the Publink radio system

- b) **THE SHIP, LEIGH-ON-SEA, SS9 2EA (AMENDED PROPOSAL)**
Gosschalks Solicitors have advised us of some amendments made to the original proposal – appendix 3. If the Committee continue to object to the revised application there will be hearing at Southend Borough Council – Appendix 4.

6. PLANNING APPLICATIONS – Application plans can be viewed at the Southend Borough Council planning portal, by clicking on the application address.
- a) LOS/17/0105 SOS/17/00772/FULH **(HIGHLANDS WARD)**
[11 OLIVE AVENUE, LEIGH ON SEA, ESSEX SS9 3PR](#)
Erect single storey side/rear extension and alter elevations
 - b) LOS/17/0106 SOS/17/00774/FULH **(HIGHLANDS WARD)**
[53 WALKER DRIVE, LEIGH ON SEA, ESSEX SS9 3QT](#)
Erect single storey rear extension and alter elevations
 - c) LOS/17/0107 SOS/17/00758/FULH **(LEIGH ROAD WARD)**
[22 SOMERVILLE GARDENS, LEIGH ON SEA, ESSEX SS9 1DD](#)
Erect two storey rear extension, extend existing dormer to rear and form roof terrace
 - d) LOS/17/0108 SOS/17/00790/FULH **(THAMES WARD)**
[16 DALE ROAD, LEIGH ON SEA, ESSEX S9 2RQ](#)
Extend existing dormer to rear
 - e) LOS/17/0109 SOS/17/00681/FUL **(ELMS WARD)**
[SALVATION ARMY CORPS, ELM ROAD LEIGH ON SEA ESSEX SS9 1SP](#)
Demolish existing single storey link building and erect two storey link building, raise roofline and replace windows to worship hall, erect glazed porch to side and alter elevations
 - f) LOS/17/0110 SOS/17/00140/FULH **(ST CLEMENT'S WARD)**
[6 NEW ROAD, LEIGH ON SEA, ESSEX SS9 2EA](#)
Retain two windows to front elevation (Retrospective)
 - g) LOS/17/0111 SOS/17/00693/FULH **(ST CLEMENT'S WARD)**
[39 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2DY](#)
Hip to gable roof extension to existing garage, erect first floor balcony, install roof-lights to side elevations and alterations to elevations
 - h) LOS/17/0112 SOS/17/00807/FULH **(THAMES WARD)**
[24 DYNEVOR GARDENS, LEIGH ON SEA, ESSEX SS9 2RG](#)
Erect single storey rear extension
 - i) LOS/17/0113 SOS/17/00842/FULH **(HERSCHELL WARD)**
[68 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2NQ](#)
Demolish existing garage, erect hip to gable roof extensions to front and side, dormers to front and rear, Juliette balconies to front and rear, single storey rear extension and alter elevations
 - j) LOS/17/0114 SOS/17/00668/FULH **(ST. JAMES WARD)**
[120 BLENHEIM CHASE, LEIGH ON SEA, ESSEX SS9 3BT](#)
Erect single storey rear extension
 - k) LOS/17/0115 SOS/17/00787/FULH **(BONCHURCH WARD)**
[10 TANKERVILLE DRIVE, LEIGH ON SEA, ESSEX SS9 3DF](#)
Raise ridge height, extend roof at rear, erect single storey side extension, part single/part two storey rear extension, install window to front and Juliette balcony to rear and alter elevations (Amended Proposal)
 - l) LOS/17/0116 SOS/17/00755/FULH **(LEIGH ROAD WARD)**
[71 CLIFFSEA GROVE, LEIGH ON SEA, ESSEX SS9 1NG](#)
Alter and extend roof from hip to gable at front, extend roof to side, erect single storey front and rear extensions and alter elevations (Amended Proposal)
 - m) LOS/17/0117 SOS/17/00303/FUL **(BONCHURCH WARD)**
[1333 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2AD](#)

Erect part three/part four storey rear extension, form third and fourth floors to form six self-contained flats, alter elevations, layout parking and bin store and form vehicular access onto Tankerville Drive

- n) LOS/17/0118 SOS/17/00857/FULH **(ST JAMES WARD)**
17 SCARBOROUGH DRIVE, LEIGH ON SEA, ESSEX SS9 3ED
Raise roof height with first floor extension to form chalet style dwelling, erect single storey rear extension and alter elevations
- o) LOS/17/0119 SOS/17/00867/FULH **(THAMES WARD)**
36 MEDWAY CRESCENT, LEIGH ON SEA, ESSEX SS9 2UY
Erect two storey side and rear extension
- p) LOS/17/0120 SOS/17/00879/FULH **(HIGHLANDS WARD)**
16 STIRLING AVENUE, LEIGH ON SEA, ESSEX SS9 3PP
Erect single storey side and rear extension
- q) LOS/17/0121 SOS/17/00875/FUL **(BONCHURCH WARD)**
1379 – 1387 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2SA
Demolish existing buildings, erect eight three storey terraced dwelling-houses, layout parking and amenity space
- r) LOS/17/0122 SOS/17/00849/FUL **(ELMS WARD)**
938 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3NF
Change of use from dog grooming parlour(sui generis) to restaurant/takeaway (Class A3/A5), install extract ducting to rear elevation, layout raised decking area with canopy and external seating to front and install additional window to side elevation
- s) LOS/17/0123 SOS/17/00771/FUL **(LEIGH ROAD WARD)**
31 GRAND PARADE, LEIGH ON SEA, ESSEX SS9 1DX
Demolish existing block of flats, erect six storey building comprising of five self-contained flats with basement car parking, layout cycle and bin store (Amended Proposal)
- t) LOS/17/0129 SOS/17/00841/FUL **(LEIGH ROAD WARD)**
1099 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3JJ
Change of use of ground floor from car show room (class sui generis) to self contained flat (class c3), alter front and rear elevation, bin store and cycle store (amended proposal)
7. HERSCHELL HOUSE, 87 LEIGH HILL, LEIGH-ON-SEA, ESSEX, SS9 1AR
- a) LOS/17/0124 SOS/17/00860/FUL **(ST CLEMENTS WARD)**
HERSCHELL HOUSE, 87 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR
Insertion of two rooflights to north roof slope and replacement of roof tiles and replacement of south facing second floor dormer window sashes to match existing (Retrospective)
- b) LOS/17/0125 SOS/17/00861/LBC **(ST CLEMENTS WARD)**
HERSCHELL HOUSE, 87 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR
Insertion of two rooflights to north roof slope, replacement of roof tiles, replacement of south facing second floor dormer window sashes to match existing, removal of internal partition walls at second floor, removal of first floor fire place and two ground floor fireplaces to be opened and surrounds altered to allow wood burning stoves to be installed (Retrospective)
- c) LOS/17/0126 SOS/17/00862/FUL **(ST CLEMENTS WARD)**
HERSCHELL HOUSE, 87 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR
Single storey side extension and re-cladding of the link between the existing building and the extension (Retrospective)
- d) LOS/17/0127 SOS/17/00863/LBC **(ST CLEMENTS WARD)**
HERSCHELL HOUSE, 87 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR
Single storey side extension and re-cladding of the link between the existing building and the extension (Retrospective)

- e) LOS/17/0128 SOS/17/00864/FUL **(ST CLEMENTS WARD)**
HERSCHELL HOUSE, 87 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR
Engineering Operations relating to the changing of ground levels, erection of walls, formation of steps and hard and soft landscaping (Partially Retrospective)
8. GENERAL PERMITTED DEVELOPMENT APPLICATIONS– FOR INFORMATION
- None*
9. LAWFUL DEVELOPMENT CERTIFICATES– FOR INFORMATION
- a) SOS/17/00791/CLP **(HERSCHELL WARD)**
82 SALISBURY ROAD, LEIGH ON SEA ESSEX SS9 2JN
Hip to gable roof extension to form habitable accommodation in roof with dormer and Juliette balcony to rear and roof-lights to front (Lawful Development certificate – Proposed)
- b) SOS/17/00759/CLP **(LEIGH ROAD WARD)**
22 SOMERVILLE GARDENS LEIGH ON SEA ESSEX SS9 1DD
Outbuilding to rear (Lawful Development Certificate- Proposed)
- c) SOS/17/00838/CLP **(ELMS WARD)**
22 LEIGHVILLE GROVE, LEIGH ON SEA, ESSEX SS9 2HX
Erect single storey side/rear extension (Lawful Development Certificate –Proposed)
- d) SOS/17/00843CLP **(HIGHLANDS WARD)**
151 VARDON DRIVE, LEIGH ON SEA, ESSEX SS9 3SH
Single storey rear extension and alter elevations (Lawful Development Certificate –Proposed)
10. APPEALS LODGED
- None*
11. SOUTHEND BOROUGH COUNCIL DECISIONS
- a) LOS/17/0069 SOS/17/00382/FULH
38 WOODLANDS PARK, LEIGH ON SEA, ESSEX SS9 3TY
Demolish side extension, replace roof, erect part single/part two storey side and rear extension, first floor extension to front, extend garage to front, alter and extend roof to rear and side to form habitable accommodation in roof with balcony to rear and roof-lights to front, install canopies to front and rear and alter elevations
- Leigh Town Council **STATED NO OBJECTION** Southend Borough Council **REFUSED PERMISSION**



8th June 2017
Helen Symmons
Town Clerk

Any member who is unable to attend the meeting should send their apologies before the meeting



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The Licensing Authority
Southend-on-Sea Borough Council
Civic Centre, Floor 13
Victoria Avenue
Southend-on-Sea
Essex SS2 6ER

31st May 2017

Dear Mr Penn

ENFE RESTAURANT, 101 BROADWAY, LEIGH ON SEA, ESSEX, SS9 1PG
Ref: 17/01023/LAPREM

Application for a new Premises Licence for the supply of alcohol for consumption on and off the premises and the provision of regulated entertainment comprising recorded music daily from 08:00 to 02:00.

The provision of late night refreshment daily until 05:00 the following day.

The Committee members have reviewed this licensing application and under the Planning, Licensing & Highways Terms of Reference we will be **OBJECTING** under delegated powers. The Committee have informed the Town Clerk of their views.

We object on the basis that the extensive new license is in contravention of several licensing objectives. The proposed license exceeds current late night licensed establishments within the Town. For this reason we believe it would be public nuisance in the main.

Yours sincerely

Helen Symmons
Town Clerk

Good morning,

I am a licensing consultant representing Bellini 1008-1012 London Road, Leigh on Sea and am today in receipt of your representation with regards to the extension of the hours for my client's business.

The police also made representations with regards to this and we have agreed to add additional conditions to the 24 that are currently on the licence as follows:

25. No new customers will be admitted to the premises after 01:00am.

26. On Friday and Saturday nights from 23:00hrs and any days that the premises is trading beyond midnight a marshal will be employed to monitor the outside areas to ensure customers are not causing any disturbance to any other residents in the locality. The marshal should be easily identifiable and wear a high visibility waist coat or similar.

27. From 23:00 hours until close of trade the outside decked area will be limited to 40 customers.

Looking at the reasons detailed in the town councils objection I think that these conditions would go some considerable way to mitigating your concerns. I also attach a copy of the current premises licence so that members can see the current conditions on the licence which are already in place to control activities at the premises and draw members attention to numbers 23 and 24 specifically, with the addition of the above conditions, we feel that this should adequately address the concerns of the Town Council.

I would appreciate it if this could be brought to the attention of the Town Council and if the council is in agreement, then consideration is given to withdrawal of the objection, thereby negating any need for this application to go to a formal hearing before Southend Council Licensing sub-committee.

I look forward to your response

Kind regards

Mark

Mark Worthington MBII MIOI



Worthingtons Licensing Solutions is a subsidiary of Worthingtons Consultancy Ltd

| working together for a safe drinking environment |

Planning, Highways & Licensing Committee 13th June 2017 – Appendix 3

FAO HELEN SYMMONS – TOWN CLERK

Dear Ms Symmons,

I act for El Group Plc, the freehold owner of these premises, and am responsible for the application for the new premises licence to which you have objected.

I have been forwarded a copy of your letter dated the 15th May 2017 addressed to the Licensing Authority.

The application that I have submitted is simply intended to replicate, as far as is possible, the licence that was surrendered by my client's former tenant.

I note that your sole objection relates to the New Year's Eve extension. The extension sought is identical to that permitted by the licence that lapsed.

Notwithstanding the fact that we are simply seeking to replicate the existing extension, my client has indicated that it would be prepared to amend its application such that the extension sought on New Years Eve was only until 2.00am if the Town Council is prepared to withdraw its representation on that basis.

I would be grateful if you could confirm whether or not you would be prepared to withdraw your representation if the New Year's Eve extension was limited to 2.00am only.

You also mentioned sound proofing in your letter of representation. My client has been in liaison with Neil Vann from the Environmental Health Department and has agreed to a scheme of sound attenuation which will include the installation of a noise limiting device set at a level to ensure that there is no nuisance caused by entertainment played within these premises.

I look forward to hearing from you with regards to whether or not you will withdraw your representation on the basis that the extension sought is until 2.00am only on New Year's Eve.

Yours sincerely

RICHARD TAYLOR

[Richard Taylor](#) | Partner | Licensing

Goschalks, Queens Gardens, Kingston Upon Hull, HU3 3DZ

Anti-fraud notice – please read carefully: We will not change our bank details during the course of this matter.

If, during the course of this matter, you receive an email or phone call purporting to be from Goschalks informing you that our bank details have changed, it is likely to be an attempted fraud. If this happens, please report it immediately to our Cashiers Department on 01482 590203 who will verify our bank details and, if necessary, report the matter to the police.

Southend-on-Sea Borough Council

Department for Place



Director of Public Protection – Carl Robinson

Our ref: 17/00818/LAPREM Telephone: 01702 215005 ext
Your ref: Fax: 01702 215517
Date: 24th May 2017 E-mail:
Contact Name: DX 2812 Southend

Dear Sir/Madam

NOTICE OF HEARING

Licensing Act 2003 (Hearings) Regulations 2005

Address to which Application Refers: The Ship Public House, New Road,
Leigh-On-Sea, Essex, SS9 2EA,

Application for a Premises Licence

I refer to the above application, and must now confirm to you that the hearing of the application is to take place on **23rd June 2017**. The hearing is scheduled to commence at **10.00am**.

It will take place in a Committee Room at the Civic Centre, Victoria Avenue, Southend-on-Sea, Essex, SS2 6ER (please check on the notice board on arrival for exact location).

I am required, in accordance with the Regulations governing the hearing process, to give you certain information, which is set out below.

Right of Attendance, Assistance and Representation

A party to the hearing (that is, the applicant and any person or Responsible Authority who has submitted relevant representations) may attend the hearing. They may also be assisted or represented by any person, whether or not that person is legally qualified.

The Licensing Authority may exclude the public from all or part of the hearing where it is considered to be in the public interests so to do.



Deputy Chief Executive (Place): Andrew Lewis
Civic Centre : Victoria Avenue : Southend-on-Sea : Essex SS2 6ER
Customer Service Centre: 01702 215000 : www.southend.gov.uk

