



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 Paul Gilson | **Vice Chairman:** Cllr Andrew Wilkins

Town Clerk: Helen Symmons PSLCC



Members are hereby summoned to attend a meeting of the
PLANNING, HIGHWAYS AND LICENSING COMMITTEE at **Leigh Community Centre**
on **Tuesday 22nd June 2021** commencing at **7.30pm**.

Committee Membership

Cllr David Bowry, Cllr Vinice Cowell, Cllr Doug Cracknell, Cllr Keith Evans, Cllr Paul Gilson, Cllr Alan Hart, Cllr Emma Mills, Cllr James Preston, Cllr Andy Wilkins

AGENDA / BUSINESS TO BE TRANSACTED

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST
3. APPROVAL OF THE MINUTES OF THE MEETING – [1st June 2021](#)
4. PUBLIC REPRESENTATIONS
5. CONSIDERATION OF TOWN CLERK'S REPORT ON HIGHWAY MATTERS – [Appendix 1](#)

The Committee is asked to consider the report and decide as to whether they wish any representation be made to Southend Borough Council.

6. PLANNING APPLICATIONS – Application plans can be viewed at the Southend Borough Council planning portal, by clicking on the application address.

- a) LOS/21/0156 SOS/21/00881/FULH (HIGHLANDS WARD)

[75 EATON ROAD, LEIGH-ON-SEA, ESSEX, SS9 3PG](#)

Erect hip to gable roof extension, dormer to front and rear elevations, erect two storey rear extension with Juliette balcony, erect outbuilding to rear, alter elevations.

- b) LOS/21/0157 SOS/21/00987/FUL (THAMES WARD)

[1434A LONDON ROAD, LEIGH-ON-SEA, SOUTHEND-ON-SEA, SS9 2UL](#)

Erect hip to gable roof extension, dormer to rear with Juliette balcony, rooflights to front, alter elevations.

- c) LOS/21/0158 SOS/21/01098/TPO (HIGHLANDS WARD)

[DEVELOPMENT LAND UNDERWOOD SQUARE, LEIGH-ON-SEA, ESSEX, SS9 3PB](#)

Reduce two main limbs growing in se direction by 3m and crown lift to 6m one oak tree (t1 (t14 of tpo)), reduce one main limb growing in se direction by 3m cutting to suitable growing points one oak tree (t4 (t15 of tpo)), reduce two main lowest limbs growing in se direction by 3m cutting to suitable growing points one oak tree (t5 (t16 of tpo)), crown lift to 5m clearance from ground level one oak tree (t6 (t17 of tpo)), reduce lateral branches growing in se direction by 2m cutting to suitable growing points one oak tree (t7 (t18 of tpo)) (works covered by a tree preservation order)

- d) LOS/21/0159 SOS/21/00888/FULH (ST CLEMENTS WARD)

[33 LEIGH HILL, LEIGH-ON-SEA, ESSEX, SS9 2DH](#)

Replace existing timber shopfront windows and door at ground floor with new double glazed timber shopfront, replace existing timber sash windows at ground and first floor level with new double glazed timber sash windows and alter elevations.

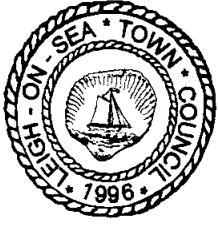
Form hipped to gable roof extension with dormer to rear with Juliette balcony and install rooflights to front.

- s) LOS/21/0174 SOS/21/01090/FULH **(HERSCHELL WARD)**
[100 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PN](#)
 Erect single storey rear extension.
- t) LOS/21/0175 SOS/21/01071/FULH **(BONCHUCH WARD)**
[51 ST CLEMENT'S AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3BL](#)
 Erect single storey rear extension with parapet roof and roof lantern.
- u) LOS/21/0176 SOS/21/00823/FULH **(HIGHLANDS WARD)**
[8 FOXWOOD PLACE, LEIGH-ON-SEA, ESSEX, SS9 3QJ](#)
 Erect single storey side and rear extension.
- v) LOS/21/0177 SOS/21/01082/FULH **(HIGHLANDS WARD)**
[132 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, ESSEX, SS9 3QW](#)
 Erect single storey side extension, conservatory to rear.
- w) LOS/21/0178 SOS/21/01083/FULH **(ST CLEMENTS WARD)**
[22 REDCLIFF DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1AY](#)
 Erect single storey rear extension.
- x) LOS/21/0179 SOS/21/01086/FULH **(ELMS WARD)**
[43 FAIRLEIGH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 2HZ](#)
 Erect single storey side extension.
- y) LOS/21/0180 SOS/21/01073/FULH **(THAMES WARD)**
[90 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2NL](#)
 Erect single storey rear extension.
- z) LOS/21/0181 SOS/21/00991/FULH **(ST CLEMENTS WARD)**
[THEOBALDS WHARF ALLEY DOCK, LEIGH-ON-SEA, ESSEX, SS9 2EN](#)
 Install and use of barge 'bison' as dry dock alongside theobalds wharf.
- aa) LOS/21/0182 SOS/21/01143/FULH **(HIGHLANDS WARD)**
[88 ADALIA CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 3SU](#)
 Erect outbuilding to rear (part-retrospective)
- bb) LOS/21/0183 SOS/21/00271/FULH **(ST CLEMENTS WARD)**
[44 - 46 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1AH](#)
 Demolish existing toilet block and erect rear extension for use as toilet block to include internal access with disabled WC and form additional preparation area to existing kitchen.
- cc) LOS/21/0184 SOS/21/01171/FULH **(ST JAMES WARD)**
[45 OLIVIA DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3EF](#)
 Erect hip to gable roof extension with dormers to front and rear and convert loft in to habitable accommodation, Juliet balconies to front and rear and alterations to front, side and rear elevations (amended proposal)
- dd) LOS/21/0185 SOS/21/01218/TCA **(THAMES WARD)**
[44 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN](#)
 Shape and prune 1 maple tree in rear garden (application for works to trees in a conservation area)

Helen Symmons

Helen Symmons PSLCC
 Town Clerk
 17th June 2021

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



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REPORT 2766/HS

Highway matters

Representations have been made with regard to speeding in two areas of the town:

Leigh Hill through the narrow section of conservation housing to the mini roundabout



and the road on Leigh Marshes/Two Tree Island particularly alongside the skate park.

LEIGH HILL

On reference to Southend Borough Council (SBC) the current speed limit of this section of carriageway is 30mph by virtue of street lighting. The Town Clerk has been advised that SBC as the Highway authority, are prohibited from installing any repeater signs on such a road.

However, on investigation, the Town Clerk has established that elsewhere in the country, County Councils in conjunction with electricity suppliers give permission for repeaters in villages with street lighting via a licence. On many occasion, these requests come via the Parish Councils. As Leigh Town Council is the only Parish Council in the Southend Unitary area then as a Highways authority, it is probably not something that has ever needed to be considered by SBC or indeed requested.

The Town Clerk asks whether the Committee would like to consider making a request to SBC to give approval to Leigh Town Council for repeater signs on the small stretch of 'old Leigh village' where the road and pavement are particularly narrow with the original properties lining the way. If it was a potential yes, then Leigh Town Council could consider paying for one repeater sign on both the east and west approach to the section. This could be financed through Community Infrastructure Levy receipts (CIL) subject to approval from full Council.

LEIGH MARSHES / TWO TREE ISLAND

The Town Clerk has investigated the speed limit scenario for this area. In addition to a 30mph limit being applied to a section of public highway by virtue of street lighting, a traffic regulation order (TRO) can also be created for lengths of public highway where no street lighting is present.

On Two Tree Island, there is no street lighting. The skate park has lights facing the skate park and there are lights covering the area of the refuse tip. Further research established that there is no TRO for this road. If SBC considered the lighting to be street lighting at the tip, then that area would be 30mph. Beyond that area though there are no street lights and therefore the rest of the road is de-restricted, meaning there is no speed limit.

With the skate park area well attended and the majority being younger children and parking only opposite the park or further down from it, the speed of some drivers passing this area is unacceptable.

The Town Clerk asks whether the Committee would like to consider making a request to SBC for a formal investigation/assessment to be undertaken by an engineer to determine if a TRO could be applied in this area and would suggest 20mph be considered.