



Leigh-on-Sea Town Council

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Chairman: Cllr Valerie Morgan

Vice-Chairman: Jill Healey

Town Clerk: Helen Symmons

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 11th SEPTEMBER 2018
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), John Duprey, Keith Evans, Gerry Glover, Valerie Morgan and Caroline Parker

In Attendance: Helen Symmons (Town Clerk)

The meeting opened at 7.30pm

100. APOLOGIES FOR ABSENCE

Cllrs: Patrick Fox and Fr. Clive Hillman

101. DECLARATION OF MEMBERS' INTERESTS

There were none declared

102. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 28th August 2018 were agreed and signed by the Chairman.

103. LICENSING APPLICATIONS

SOS/18/01408/LAVARY - LEIGH FELLINIS, 34-36 ELM ROAD, LEIGH ON SEA, ESSEX SS9 1S

Application to vary the current Premises Licence-

1. To vary the existing layout of the premises
2. Replace condition 1. A minimum of 72 covers shall be maintained on the ground floor.
3. Replace condition 2 Capacity of the premises shall not exceed 100 patrons (excluding Staff)

The application was discussed and the Committee **RESOLVED TO OBJECT** on the grounds of public nuisance. The large glass frontage to the premises when open will be a noise issue. A rope system across the window will not discourage patrons from straying on to the narrow pavement in a busy section of the highway. The Committee as a minimum would ask for the following conditions:

- No drinking outside the premises at all
- Implementation of a measure that the glass frontage must be closed at 9 p.m. to limit noise
- Minimum number of covers to remain laid out at all times
- Premises to be operated predominantly as a restaurant

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.

104. LOS/18/0292 SOS/18/01315/FUL (ST. CLEMENT'S WARD)
[UNIT 1 QUARTER DECK 11-13 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 2QD](#)
Install air conditioning unit to side

The application was discussed by the Committee and **RESOLVED TO OBJECT**. It would be recommended that a noise impact assessment be undertaken as this is a highly residential area. It has therefore not been demonstrated to the satisfaction of the Committee that the proposal would, by virtue of the noise generated by the equipment that is proposed to be installed at the site, have an acceptable impact on the amenities of the neighbouring residential properties. The application is therefore found to be unacceptable and contrary to Policy DM1 of the Southend Development Management Document. Additionally, we confirm the address is in a conservation area and would expect the conservation guidelines be adhered to.

105. LOS/18/0293 SOS/18/01637/TCA (ST. CLEMENT'S WARD)
[15 THE TERRACE, LEIGH ON SEA, ESSEX SS9 2DF](#)
Fell one elm tree (Application for works to a tree in a Conservation area)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the insurers report states that an arboriculturalist would report on the nearby vegetation and nothing is submitted with the application. The insurance report does not state that the tree is anything to do with the subsidence and that further tests would be undertaken. Nowhere in the other reports submitted does it state that the elm tree should be felled.

106. LOS/18/0294 SOS/18/01354/FUL (ST. CLEMENT'S WARD)
[BELTON LODGE, 20 BELTON GARDENS, LEIGH ON SEA, ESSEX SS9 2EJ](#)
Erect part two /part three storey detached dwelling- house, form vehicular access onto Belton Gardens and layout parking

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the footprint of the proposed development has only reduced by 3 m² and is therefore still an inappropriate development in the Green Belt that would harm openness of the Green Belt and which is not compatible with the purposes of including land within the Green Belt. The use of the land does not respond positively to local context (DM3) and is also contrary to DM1 as does not respect the character of the site, its local context and surrounding in terms of its architectural approach, height, size and scale.

107. LOS/18/0295 SOS/18/01527/AMDT (ST. CLEMENT'S WARD)
[11 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX SS9 2DU](#)
Application to vary condition 02 (Approved Plans) to amend the west roof pitch, the windows and doors to the north elevation, add a dormer window to the north roof, amend railings to the balcony to match existing and add a conservation roof – light to the south roof pitch (Minor Material amendments to

