



Leigh-on-Sea Town Council

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

Town Clerk: Helen Symmons PSLCC



MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE

TUESDAY 11th May 2021

HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Vinice Cowell, Doug Cracknell (Chairman), David Bowry, Anita Forde, Paul Gilson, Alan Hart and Emma Mills

In Attendance: Cllr James Preston and Helen Symmons (Town Clerk)

In Attendance remotely: Cllrs Hart (until minute 307) and Wilkins plus two members of the public.

The meeting opened at 7.30pm

302. APOLOGIES FOR ABSENCE

Cllrs Alan Hart (until minute 307) & Andy Wilkins gave apologies, as they were not physically present (LGA 1972 Sch 12), however both Councillors logged into the meeting remotely but took no part in any voting.

303. DECLARATION OF MEMBERS' INTERESTS

Cllr Gilson declared a non-pecuniary interest in agenda item S, Flat 1, 82 Undercliff Gardens

Cllr Mills declared a non-pecuniary interest in agenda item F, 6 Crescent Road and took no part in the item.

304. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 30th March 2021 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman. All minutes that had previously been agreed since the 10th March 2020 onwards were signed.

305. PLANNING CONSIDERATIONS HELP SHEET

The Committee noted the planning considerations help sheet

306. APPLICATIONS CONSIDERED UNDER DELEGATED AUTHORITY

The Committee noted the applications that were considered under delegated authority.

PLANNING SECTION 1

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

307. LOS/21/0111 [SOS/21/00750/FULH](#)
[10 FAIRLEIGH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 2JA](#)

(ELMS WARD)

Erect single storey side extension, single storey rear extension, extend existing vehicular access onto Fairleigh Drive.

The Chairman invited the public to address the meeting.

The application was discussed by the Committee and **RESOLVED TO OBJECT**, as the proposed single storey side and rear extension does not protect the amenity of the site, immediate neighbours with regard to privacy, outlook, and visual enclosure. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Policies 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).

Cllr Hart and members of the public left the meeting

308. LICENSING APPLICATIONS

21/00747/LAPREM

YAK AND YETI, 1030 LONDON ROAD, LEIGH-ON-SEA, ESSEX SS9 3ND

Application for a new premises licence to supply alcohol on the premises: Monday to Saturday – 10:00 – 00:00 Sunday – 10:00 – 23:00

Late Night Refreshments on the premises: Monday to Saturday – 23:00 – 00:30 Sunday – 23:00 – 00:00

Regulated Entertainment (recorded music) Monday to Saturday – 10:00 – 00:00 Sunday – 10:00 – 23:00

Representations must be received by 14th May 2021.

The application was discussed by the Committee and **RESOLVED NO OBJECTION**.

309. LICENSED PREMESIS IN LEIGH-ON-Sea

The Committee noted the response from Southend Borough Council and have requested a copy of the health data.

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.

310. LOS/21/0093 SOS/21/00670/FULH (ELMS WARD)

[117 SOUTHSEA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2BH](#)

Demolish existing ground floor rear extension and erect part single/part two storey rear extension, install second floor balcony to rear.

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the proposal would, by reason of its design, size, bulk and mass, represent a cramped form of development and an overdevelopment of the land, which is out of keeping with and detrimental to the character and appearance of the application site and the area more widely. Additionally 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, Policies 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).

311. LOS/21/0094 SOS/21/00692/AMDT **(HIGHLANDS WARD)**

DEVELOPMENT LAND UNDERWOOD SQUARE, LEIGH-ON-SEA, ESSEX, SS9 3PB

Vary conditions 02 to replace approved plan number drawings 385-p800a, 385-p801, 385-p802 and 385-p803 with 385-p8800, 385-p8801, 385-p8802 and 385-p8803, remove plan number 395-804 - to move main entrance door to front, reduce front bay window, relocate stairs, install one dormer to north elevation instead of two, install rooflight to north elevation, alter openings to side and install flat roof to rear ground floor, alter wording of conditions 03, 05, 08, 13 and 15 to reflect this (minor material amendment of planning permission 20/01309/ful dated 04/11/2020)

The application was discussed by the Committee and **RESOLVED NO OBJECTION**. It had been drawn to the committees attention that builders and scaffolders have found it necessary to "prune" branches to accommodate their work. We understand some judicial pruning is permitted but we would very much appreciate a site visit by experts to ensure the well-being of all trees under TPOs please.

312. LOS/21/0099 SOS/21/00388/FULH **(HIGHLANDS WARD)**

40 BRAEMAR CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 3RJ

Roof enlargement with hip to gable roof extension and increase in ridge height, erect dormer to rear with Juliette balcony to form habitable accommodation in the loft space, erect single storey side extension and detached office to rear.

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the proposed roof enlargement with hip to gable roof extension and increase in ridge height 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 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.

Therefore this application is in contravention to both the Core Strategy and Development Management policies.

313. LOS/21/0100 SOS/21/00749/FUL **(THAMES WARD)**

6 CRESCENT ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PF

Erect single garage to side, alter elevations, erect detached double garage to rear.

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the proposed single garage to side, altering of elevations and the erection of double garages to rear would appear as an incongruous feature and result in significant harm to the visual amenity of the site and surrounding area in a residential area. The proposal does not add to the overall quality of the area or respect the character of the area, its local context and surroundings. Therefore, this application is in contravention of policies DM1, DM3 and DM5 of the Development Management Document (2015).

314. LOS/21/0101 SOS/21/00611/FUL **(ST CLEMENTS WARD)**

LLOYDS TSB 83 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1PE

Erect single storey rear extension, install extract flue to side/rear and install new shop front with illuminated signage.

The Committee discussed the application and **RESOLVED TO OBJECT** as the proposed new shop front with bi-folding doors will appear as an incongruous addition that is out of keeping with the immediate area. It does not successfully integrate itself in a positive relationship with the surroundings and will result in significant harm to the visual amenity of the site and surrounding area. Therefore this application is in contravention to policy DM1 of the Southend-on-Sea Development Management document (2015).

Additionally, the committee could see no details of the flue and the effect it will have on the immediate residential area.

Erect and replace existing first floor sloping roof to rear at first floor level with flat roof, convert loft into habitable accommodation with dormer to rear and install juliet balcony (amended proposal)

- LOS/21/0128 SOS/21/00894/FULH **(LEIGH ROAD WARD)**
[84 DUNDONALD DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1NB](#)
Erect single storey rear extension.

 - LOS/21/0129 SOS/21/00858/FULH **(HIGHLANDS WARD)**
[38 WOODLANDS PARK, LEIGH-ON-SEA, ESSEX, SS9 3TY](#)
Erect swimming pool to rear with associated heating plant (retrospective)

 - LOS/21/0130 SOS/21/00854/FULH **(LEIGH ROAD WARD)**
[75 CHALKWELL PARK DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1NH](#)
Layout parking to front and form new vehicle crossover onto Chalkwell Park Drive (amended proposal)

 - LOS/21/0131 SOS/21/00835/FUL **(ELMS WARD)**
[FLAT A 75 CRANLEIGH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1SX](#)
Erect dormer to rear.

 - LOS/21/0132 SOS/21/00874/FULH **(THAMES WARD)**
[77 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2NL](#)
Erect single storey rear extension, convert garage in to habitable accommodation and install rooflights to front.

 - LOS/21/0135 SOS/21/00892/FULH **(ELMS WARD)**
[37 LIME AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3PA](#)
Erect part two/part single storey rear extension alter elevations and form vehicular access on to lime avenue.

 - LOS/21/0136 SOS/21/00865/FULH **(BONCHURCH WARD)**
[243 STATION ROAD, LEIGH-ON-SEA, ESSEX, SS9 3BP](#)
Erect single storey rear extension.

 - LOS/21/0136 SOS/21/00859/AMDT **(ST CLEMENTS WARD)**
[95 - 97 BROADWAY WEST, LEIGH-ON-SEA, ESSEX, SS9 2BU](#)
Application to vary condition 1 (approved opening hours) to allow trading between 08:00 to 18:00 Sunday to Thursday and bank/public holidays and between 08:00 to 22:30 Friday and Saturday (minor material amendment of planning permission 19/01895/AMDT dated 20.12.2019)
319. The Committee noted all other items on the agenda

The meeting closed at 20.36pm