



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 24th NOVEMBER 2020
HELD VIRTUALLY

Present: Cllrs: Doug Cracknell (Chairman), David Bowry, Vinice Cowell, Alan Hart, Paul Gilson and Andy Wilkins

In Attendance: Abbie Cotterell (Assistant Town Clerk)

The meeting opened at 7.30pm

230. APOLOGIES FOR ABSENCE

Cllrs; Anita Forde and Vivien Rosier

231. DECLARATION OF MEMBERS' INTERESTS

There were none

232. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 3rd November 2020 were **AGREED** to have been an accurate record of the meeting and will be signed by the Chairman at the next available meeting when this is possible.

233. PUBLIC REPRESENTATIONS

HOPSTERS, 18-20 ELM ROAD, APPLICATION TO VARY PREMISES LICENCE

The application was discussed by the Committee and it was **RESOLVED** the objection would not be withdrawn.

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.**

234. LOS/20/0225 SOS/20/01801/FULH (ST. JAMES WARD)
[53 OLIVIA DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3EF](#)
Erect dormer to rear to form habitable accommodation in the loftspace.

The application was discussed by the Committee and **RESOLVED NO OBJECTION**
235. LOS /20/0226 SOS/20/01814/FULH (BONCHURCH WARD)
[210 STATION ROAD, LEIGH-ON-SEA, ESSEX, SS9 3BS](#)
Demolish existing garage, erect part single/part two storey side extension and single storey rear extension, erect new attached garage to side.

The application was discussed by the Committee and **RESOLVED NO OBJECTION**
236. LOS/20/0227 SOS/20/01759/FULM (ST. CLEMENTS WARD)
[CAR WASH 120 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1AA](#)
Demolish existing retail unit and former car wash site and erect a 3-storey building with upper storey set-back comprising of 280 sq.m commercial space at ground floor level and 15 self-contained flats (class c3), ground floor parking court, refuse, cycling storage, lay out landscaping and install vehicular access onto Victor Drive.

The application was discussed by the Committee and **RESOLVED TO OBJECT** as this proposal is a complete overdevelopment of the plot and contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents, will harm the character and appearance of the wider area and will lead to a detrimental change of the street's function. It also does not protect the amenity of the site, immediate neighbours and surrounding area, having regard to privacy overlooking, outlook, noise and disturbance and pollution.

In addition it will have a huge impact on the Broadway and the surrounding area. We are aware the application meets the Southend Borough Council parking standards, but we feel that this proposal would cause huge amounts of additional parking stress. Access to the car park via Victor Drive is unsuitable and this road would be unable to accommodate the additional traffic flow safely. The deliveries to the ground floor commercial businesses could also cause an issue with blocking the road, as there is no parking available for this.
237. LOS/20/0231 SOS/20/01782/FUL (HERSCHELL WARD)
[46 THEOBALDS ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NE](#)
Demolish existing garage and erect two storey detached dwellinghouse on land adjacent to 46 Theobalds Road with associated amenity space and parking.

The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposed two storey dwellinghouse, by reason of its size, siting and scale, would fail to integrate satisfactorily and would create a dominant and incongruous addition to the detriment of the character and appearance of the street scene and the wider area. Additionally, the proposal would result in an overbearing dominant form, to the detriment of amenities of nearby residential occupiers to the North of the site (32, 36 and 38 Western Road)

The proposal remains in contravention to the National Planning Policy Framework, Policies KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1, DM3 and DM6 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).
238. LOS/20/0236 SOS/20/01833/FUL (THAMES WARD)
[6 CRESCENT ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PF](#)
Erect two storey side extension and roof extension to convert existing two self-contained flats to form two semi-detached dwellinghouses, alterations to elevations, bin, cycle storage and amenity space to rear and parking to front.

