



# 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



MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE  
TUESDAY 26<sup>th</sup> JANUARY 2021  
HELD VIRTUALLY

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

In Attendance: Abbie Cotterell (Assistant Town Clerk)

***The meeting opened at 7.30pm***

265. APOLOGIES FOR ABSENCE

*Vinice Cowell*

266. DECLARATION OF MEMBERS' INTERESTS

There were none

267. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 5<sup>th</sup> January 2021 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.

268. LICENSING APPLICATIONS CONSIDERED UNDER DELEGATED AUTHORITY

The Committee noted the licensing applications considered under delegated authority.

**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.**

269. LOS/21/0007 SOS/20/02167/FULH (HIGHLANDS WARD)  
[19 BARNARD ROAD, LEIGH-ON-SEA, ESSEX, SS9 3PH](#)  
 Erect first floor extension to form additional floor and form habitable accommodation in roof to convert existing bungalow in to three storey dwellinghouse, install dormer to side, rooflights to side elevations, single storey rear extension, additional door to side and alterations to elevations address.
- The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposal would, by reason of its design, size, bulk and mass, represent an overdevelopment of the land, which is out of keeping with and detrimental to the character and appearance of the application site.
- The dormers specifically would appear incongruous and overbearing. They do not protect the rear neighbouring properties with regard to visual enclosure or outlook. Additionally it would adversely impact upon the amenity of the rear property.
- Therefore, this application is in contravention of policies DM1 and DM3 of the Development Management Document (2015).
270. LOS/21/0015 SOS/21/00021/FULH (ST. CLEMENTS WARD)  
[60 ELM ROAD, LEIGH-ON-SEA, ESSEX, SS9 1SN](#)  
 Install external extract ventilation ductwork to side and rear, install bi-fold window to front and alterations to front and side elevations (amended proposal)
- The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposal, due to the rudimentary and utilitarian design, the conspicuous location and incongruous finish of the external extract ventilation ductwork, would result in an obtrusive and incongruous development to the material detriment of the character and appearance of the application site, the residential streetscene on North Street and the wider surrounding area. This would be unacceptable and contrary to the National Planning Policy Framework (2019), policies KP2 and CP4 of the Core Strategy (2007), policies D1 and DM3 of the Development Management Document (2015) and the advice contained within the National Design Guide (2019) and the Southend Design and Townscape Guide (2009).
271. LOS/21/0016 SOS/20/02226/FUL (ST. CLEMENTS WARD)  
[THE PETER BOAT INN 27 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EN](#)  
 Install black powder coated metal fixed frame with retractable awning and sliding glass screens to south and west elevations and sliding doors to the east (amended proposal)
- The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposed single storey side/rear extension, by reason of its size, siting and scale, would fail to integrate satisfactorily with the host dwelling and would create a dominant and incongruous addition to the detriment of the character of the original dwelling. Additionally the proposed application does not protect the amenity of the site. The Design & Access statement does not provide enough details to show what the visual impact of the fixed frame with retractable awning would have on a strategic place like the Old Town.
272. LOS/21/0018 SOS/21/00034/FUL (ST. CLEMENTS WARD)  
[88 PALL MALL, LEIGH-ON-SEA, ESSEX, SS9 1RG](#)  
 Erect 3.5 storey building comprising no.7 self-contained flats with associated off-street car parking, refuse/cycle stores (part-retrospective) (amended proposal)
- The application was discussed by the Committee and **RESOLVED TO OBJECT**. The proposed development by reason of its size, scale and form 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, rear garden scene 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, which is therefore contrary to policy DM3.
273. The Committee had **NO OBJECTION** to the following applications:
- LOS/21/0001 SOS/20/02178/FULH (HERSCHELL WARD)  
[177 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LR](#)

Erect single storey rear extension.

- LOS/21/0002    SOS/20/02123/FUL    (LEIGH ROAD WARD)  
[104A LORD ROBERTS AVENUE, LEIGH-ON-SEA, ESSEX, SS9 1NE](#)  
Erect dormer to rear to form habitable accommodation in the loftspace, install recessed balcony to front and alter elevations.
- LOS/21/0003    SOS/20/02179/FULH    (ST. CLEMENTS WARD)  
[19 OAKLEIGH PARK DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1RP](#)  
Erect single storey rear extension.
- LOS/21/0004    SOS/20/02190/FULH    (ST. JAMES WARD)  
[36 BLENHEIM CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 3DT](#)  
Demolish existing rear extensions and front dormer, erect two new front dormers and a two storey rear extension (amended proposal)
- LOS/21/0005    SOS/20/02187/FULH    (HERSCHELL WARD)  
[1252 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2UA](#)  
Erect single storey side/rear extension.
- LOS/21/0006    SOS/20/02103/FUL    (THAMES WARD)  
[103 - 104 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2RJ](#)  
Erect roof extension, form dormers to front and rear with balconies to front.
- LOS/21/0008    SOS/20/02229/FULH    (THAMES WARD)  
[31 TATTERSALL GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2QS](#)  
Erect single storey rear extension with roof lanterns.
- LOS/21/0009    SOS/20/02181/AMDT    (ST. JAMES WARD)  
[169 MANCHESTER DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3EX](#)  
Application to vary condition 02 (approved plans) to alter vehicular access layouts (minor material amendment of planning permission 19/00528/ful dated 05/06/2019)
- LOS/21/0010    SOS/20/02221/FULH    (ST. CLEMENTS WARD)  
[74 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EP](#)  
Install metal railings to front.
- LOS/21/0011    SOS/20/02222/AMDT    (ST. CLEMENTS WARD)  
[THE SARAH MOORE PUBLIC HOUSE 57 - 59 ELM ROAD, LEIGH-ON-SEA, ESSEX, SS9 1SP](#)  
Application to vary condition 02 (approved plans) replace plan number 1-002a to 1-120 - change internal layout to one top flat from one bed unit to a 2 bed unit (minor material amendment of planning permission 16/01572/ful dated 11/01/2017).
- LOS/21/0012    SOS/21/00020/FULH    (ELMS WARD)  
[45 FAIRLEIGH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 2HZ](#)  
Erect first floor rear extension.
- LOS/21/0013    SOS/21/00024/FULH    (THAMES WARD)  
[46 BERKELEY GARDENS LEIGH-ON-SEA ESSEX SS9 2TE](#)  
Demolish existing garage and erect single storey side/rear extension.
- LOS/21/0014    SOS/21/00008/FULH    (HERSCHELL WARD)  
[1 MARINE AVENUE LEIGH-ON-SEA ESSEX SS9 2JD](#)  
Erect single storey side extension, replace roof of existing single storey rear extension, alter elevations.

