



Leigh-on-Sea Town Council

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Chairman: Cllr Doug Cracknell | **Vice Chairman:** Cllr Keith Evans

Town Clerk: Helen Symmons PSLCC



MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 26TH OCTOBER 2021
HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: David Bowry, Vinice Cowell, Doug Cracknell, Paul Gilson and James Preston

Absent: Cllrs: Alan Hart, Emma Mills and Keith Evans

In Attendance: Helen Symmons (Town Clerk) Ingmar Lindberg-Jones (Admin Assistant)

The meeting opened at 7.31pm

87. APOLOGIES FOR ABSENCE

Cllrs Alan Hart, Emma Mills and Keith Evans

88. DECLARATION OF MEMBERS' INTERESTS

There were none

89. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 5th October 2021 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

90. PUBLIC REPRESENTATIONS

There were none

91. LICENSING APPLICATIONS

There were none

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

Signed/Intialled

Dated

PLANNING SECTION 3

APPLICATIONS WHERE THE COUNCIL HAS RECEIVED OBJECTIONS FROM THE PUBLIC OR THAT HAVE BEEN “CALLED IN” BY A COUNCILLOR FOR CONSIDERATION.

92. LOS/21/0318 SOS/21/02007/FUL (HIGHLANDS WARD)
[1737 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2SW](#)
Change of use from shop (Class E) to restaurant and hot food takeaway (Class E and Sui Generis) and install noise-free extraction vent to rear (Amended Proposal)

The council discussed the application and **RESOLVED TO OBJECT**. The application presented makes no mention of internal seating capacity and therefore it appears as if the change of use will be for hot food takeaway only. This will have an impact on noise and public nuisance in a residential area. These types of establishments can remain open late at night and attract late night visitors. Other establishments are already in abundance in the immediate vicinity and to lose a further retail unit in a popular shopping area will have a detrimental impact on the area. The proposed change of use would not enhance the vitality and viability of the local centre and could lead to the isolation of class E retail uses.

Additionally, there is some concern that there are no toilet facilities on the premises for customers to use, which could lead to an increase in public urination in the surrounding streets/car parks.

93. LOS/21/0323 SOS/21/02008/ADV (HIGHLANDS WARD)
[1737 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2SW](#)
Install 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign to front

The council discussed the application and **RESOLVED TO OBJECT**. The proposal will have a negative impact on surrounding residential properties causing light pollution as the illuminated sign projects out from the building. The proposal will have a negative impact on surrounding residential properties with the large amount of light pollution caused by the internally illuminated projecting sign to front, which is also out of keeping with the area.

94. LOS/21/0320 SOS/21/02037/FUL (LEIGH ROAD WARD)
[61A HIGH CLIFF DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1DQ](#)
Install balcony to first floor flat at rear (Amended proposal)

The council discussed the application and **RESOLVED TO OBJECT**. Whilst the council have considered the amendments made to the depth of the balcony, the development, by reason of its siting, depth and general nature would still result in overlooking and loss of privacy to the detriment of the ground floor plan (61 High Cliff Drive) amenities

Therefore, this application is contrary to policies DM1 as it does not protect the amenity of the site or immediate neighbours and also DM3 of the Development Management Document.

95. LOS/21/0321 SOS/21/01544/FUL (ST CLEMENTS WARD)
[47-51 RECTORY GROVE, LEIGH-ON-SEA, ESSEX, SS9 2HA](#)
Erect part first floor, part two-storey rear extension with balconies to form 2 no self contained flats, layout bin store and parking to rear

The council discussed the application and **RESOLVED TO OBJECT**. The proposed development by its design, size, bulk and mass, represents 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. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. 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).

Additionally, policy DM15 states that private vehicle use must create a safe and secure layout to minimise conflicts with traffic and avoid street clutter and barriers to movement. This application is proposing 2 parking spaces in a small area with access that traverses a pedestrian shopping area, so would be in contravention of policy CM15.

96. LOS/21/0324 SOS/21/01825/FULH **(ST CLEMENTS WARD)**
[12 CLIFF PARADE, LEIGH-ON-SEA, ESSEX, SS9 1AS](#)
 Install first floor balcony, alter elevations (amended proposal)

The council discussed the application and **RESOLVED TO OBJECT**. Whilst the application has been amended, it would still appear incongruous and result in significant harm to the visual amenity of the site and surrounding area. The proposal does not add to the overall quality of the area and respect the character of the site, its local context and surroundings. Therefore, this application is in contravention of policies DM1, DM3 and DM5 of the Development Management Document (2015).

Additionally, it would materially detract from the character and appearance of the Leigh Cliff Conservation Area.

97. The Committee had **NO OBJECTION** to the following applications:

- LOS/21/0312 SOS/21/01982/FUL **(ST CLEMENTS WARD)**
[FLAT A, 75 CRANLEIGH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1SX](#)
 Erect dormer to rear (Amended proposal)
- LOS/21/0313 SOS/21/01980/FULH **(ST CLEMENTS WARD)**
[148 LEIGH HALL ROAD, LEIGH-ON-SEA, ESSEX, SS9 1QY](#)
 Erect single storey rear extension, alter elevations.
- LOS/21/0314 SOS/21/01946/AMDT **(ST CLEMENTS WARD)**
[22 REDCLIFF DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1AY](#)
 Vary condition 02 to replace approved plan numbers 0201, 0203, 0204, 0206 and 0208 with plan numbers 0301, 0303, 0304, 0306, and 0308 to change the roof design from pitched to flat roof (Minor Material Amendment of planning permission 21/01083/FULH dated 19/07/2021)
- LOS/21/0315 SOS/21/01971/FULH **(ELMS WARD)**
[3 SOUTHSEA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2AX](#)
 Erect two storey rear extension
- LOS/21/0316 SOS/21/01963/PA3COU **(ELMS WARD)**
[FIRST FLOOR 1212 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 3UA](#)
 Change of use of first floor office to form one self-contained flat (Prior Approval)
- LOS/21/0317 SOS/21/02009/FULH **(HIGHLANDS WARD)**
[36 WOODLANDS PARK, LEIGH-ON-SEA, ESSEX, SS9 3TY](#)
 Install dormer to side to form additional habitable accommodation in the loftspace and erect first floor rear extension
- LOS/21/0319 SOS/21/02033/FULH **(HIGHLANDS WARD)**
[28 WOODLANDS PARK, LEIGH-ON-SEA, ESSEX, SS9 3TY](#)
 Erect single storey rear extension and alter side elevation
- LOS/21/0322 SOS/21/02000/FULH **(LEIGH ROAD WARD)**
[67 DUNDONALD DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1NA](#)
[Raise height of garage and erect single storey extension to side, install roof lantern to rear](#)
- LOS/21/0325 SOS/21/02062/FULH **(LEIGH ROAD WARD)**
[14 WOODFIELD GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1EW](#)
 Hip to gable roof extension, erect dormer to rear with juliette balcony, rooflight to front.

- LOS/21/0326 SOS/21/01985/FUL (ST CLEMENTS WARD)
15A SEAVIEW ROAD, LEIGH-ON-SEA, ESSEX, SS9 1AT
Replace upvc sash windows with white wooden sash windows to first floor front elevation.

The meeting closed at 8.02 pm