



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 4th JANUARY 2022
HELD AT LEIGH COMMUNITY CENTRE

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

Absent: Cllrs: Alan Hart and Emma Mills

In attendance: no officer was present due to annual leave and sickness. Cllr Evans took notes to enable the minutes to be written by an officer following the meeting.

The meeting opened at 7.33pm

125. APOLOGIES FOR ABSENCE

Cllrs Hart and Mills

126. DECLARATION OF MEMBERS' INTERESTS

Cllr Gilson re Agenda item DD as the applicant was known to him.

127. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 7th December 2021 were **AGREED** to have been an accurate record of the meeting and will be signed by the Chairman when officers are available.

128. PUBLIC REPRESENTATIONS

There were none

129. 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

135. LOS/21/0284 SOS/21/02437/FUL (LEIGH ROAD WARD)
[194 LEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 1BS](#)
 Install kitchen extract system, 2 air conditioning units and flue to rear

Following discussion, the Committee **RESOLVED TO OBJECT** as the application does not protect the amenity of the site, immediate neighbours and surrounding area having regard to noise, disturbance and pollution (particular aroma). It is therefore contrary to Policy DM1 of the Southend Development Management document (2015).

136. LOS/21/0289 SOS/21/02303/FUL (LEIGH ROAD WARD)
[194 LEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 1BS](#)
 Erect dormer to front and rear to form one self contained flat, with roof terrace and external staircase, parking, cycle and bin stores to rear.

Following discussion, the Committee **RESOLVED TO OBJECT** due to the overbearing nature and density of buildings. The application does not respect the character of the site and is therefore contrary to Policy DM1 of the Southend Development Management document (2015)

The Committee noted that whilst both application for 194 Leigh Road were judged separately, it was felt that they impacted significantly on each other.

137. LOS/21/0294 SOS/21/02488/FUL (ELMS WARD)
[SECOND FLOOR 22 - 24 ELM ROAD LEIGH-ON-SEA, ESSEX SS9 1SN](#)
 Erect first floor rear extension with side dormers and external access steps to side.

Following discussion, the Committee **RESOLVED TO OBJECT** as the application did not respect the character of the site being of an overbearing nature and in terms of its density of buildings. It is therefore contrary to Policy DM1 of the Southend Development Management document (2015).

Cllr Gilson did not take part in this item.

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

- LOS/21/0365 SOS/21/02383/FULH (ELMS WARD)
[92 LEIGH HALL ROAD, LEIGH-ON-SEA, ESSEX SS9 1QZ](#)
 Erect single storey side/rear extension and alter side elevation
- LOS/21/0366 SOS/21/02339/FULH (BONCHURCH WARD)
[30 KINGSWOOD CHASE, LEIGH-ON-SEA, ESSEX SS9 3BD](#)
 Erect pitched roof porch to front, alter front elevations
- LOS/21/0368 SOS/21/02348/FULH (HERSCHELL WARD)
[156 GLENDALE GARDENS, LEIGH-ON-SEA, ESSEX SS9 2BA](#)
 Erect single storey rear extension with roof lantern
- LOS/21/0369 SOS/21/02372/FULH (HIGHLANDS WARD)
[36 EDINBURGH AVENUE, LEIGH-ON-SEA, ESSEX SS9 3SG](#)
 Erect single storey rear/side extension with roof lantern
- LOS/21/0371 SOS/21/02365/FUL (ST CLEMENTS WARD)
[43A BROADWAY, LEIGH-ON-SEA, ESSEX SS9 1PA](#)
 Erect first floor rear extension, install dormer to rear to form habitable accommodation in the loftspace
- LOS/21/0372 SOS/21/02405/FULH (HERSCHELL WARD)
[171 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LR](#)
 Erect single storey rear extension
- LOS/21/0373 SOS/21/02408/FULH (ELMS WARD)
[89 OAKLEIGH PARK DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1RR](#)
 Erect single storey side/rear extension, alter roof to existing rear projection and install raised patio area.

- LOS/21/0375 SOS/21/02058/FUL **(ST. CLEMENTS WARD)**
[THE DEN, VICTORIA WHARF, HIGH STREET, LEIGH-ON-SEA, ESSEX](#)
 Erect steel framed boat store and replace existing wooden gate with wrought iron gate.
- LOS/21/0377 SOS/21/02414/AMDT **(ST CLEMENTS WARD)**
[24-30 RECTORY GROVE, LEIGH-ON-SEA, ESSEX, SS9 2HE](#)
 Application to vary condition 02 (approved plans) replace plan numbers 112 PL03A and 112 PL05B with plan numbers 112 (T)10B and 112 (T)20B – revised layout and elevations, condition 06 (noise mitigation) – change the wording from “...Gillieron Scott Acoustic design dated 29th June 2020” to “able acoustics dated november 2021 (minor material amendment of planning permission 20/00794/FUL dated 30/07/2020/
- LOS/21/0378 SOS/21/02399/FULH **(HIGHLANDS WARD)**
[209 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, ESSEX, SS9 3TL](#)
 Erect single storey side extension, single storey rear extension, porch to front.
- LOS/21/0379 SOS/21/02417/FUL **(HIGHLANDS WARD)**
[12 WOODLANDS PARK, LEIGH-ON-SEA, ESSEX SS9 3TY](#)
 Raise ridge height, erect roof extension, erect two storey front extension, erect part single/part two storey side and rear extension, dormer to rear, alter elevations, install vehicular access onto woodlands park to form in and out driveway, install patio to rear (amended proposal)
- LOS/21/0280 SOS/21/02438/FULH **(HERSCHELL WARD)**
[34 HERSCHELL ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NH](#)
 Erect single storey side and rear extension.
- LOS/21/0281 SOS/21/02451/AMDT **(ST. CLEMENTS WARD)**
[THE SHIP HOTEL NEW ROAD, LEIGH-ON-SEA, ESSEX, SS9 2EA](#)
 Application to vary condition number 02 (approved plans) to alter layout and addition of cold store below ground (minor material amendment of planning permission 19/01540/ful dated 21/08/2019)
- LOS/21/0283 SOS/21/02460/FUL **(THAMES WARD)**
[27A LEIGH GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2PX](#)
 Hipped to half hipped roof extension with dormer to rear to form habitable accommodation in the loftspace and erect canopy over front entrance.
- LOS/21/0285 SOS/21/02423/FUL **(ST. JAMES WARD)**
[LAND REAR OF 1219 - 1223 LONDON ROAD, LEIGH-ON-SEA, ESSEX](#)
 Alterations to existing building to provide, art gallery, three art studios, two self-contained flats at second floor level, undercroft parking, bin and cycle storage at ground floor level and perimeter guarding over existing parapet wall to rear outside flat roof area (part - retrospective)
- LOS/21/0286 SOS/21/02384/NON **(ST. CLEMENTS WARD)**
[43 LEIGH HALL ROAD, LEIGH-ON-SEA, ESSEX, SS9 1RL](#)
 Replace plan number 951/1_a with plan number 951/1_b - revise layout and type of rear door, revise height to eaves and maximum height and install rooflights (non-material amendment to planning permission 15/01454/fulh dated 20 October 2015)
- LOS/21/0287 SOS/21/02326/FULH **(ELMS WARD)**
[228 ELM ROAD, LEIGH-ON-SEA, ESSEX, SS9 1SA](#)
 Erect first floor extension to south elevation with gable roof, alter elevations.
- LOS/21/0288 SOS/21/02327/FULH **(ELMS WARD)**
[87 DAWLISH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1QS](#)
 Erect first floor extension to south elevation with gable roof, erect porch to side, alter elevations.
- LOS/21/0290 SOS/21/02482/FULH **(THAMES WARD)**
[45 HARLEY STREET, LEIGH-ON-SEA, ESSEX, SS9 2NJ](#)
 Erect single storey side and rear extension, convert garage into habitable accommodation and alter elevations.

- LOS/21/0291 SOS/21/02484/FULH **(ELMS WARD)**
177 PALL MALL, LEIGH-ON-SEA, ESSEX, SS9 1RE
Erect single storey side extension.
- LOS/21/0292 SOS/21/02490/FULH **(HERSCHELL WARD)**
23 VERNON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NG
Raise ridge height to form habitable accommodation in the loftspace, erect single storey rear extension, convert garage into habitable accommodation and alter elevations.
- LOS/21/0293 SOS/21/02491/FULH **(THAMES WARD)**
9 DALE ROAD, LEIGH-ON-SEA, ESSEX, SS9 2RQ
Erect single storey rear extension with roof lantern.

The meeting closed at 8.29 pm