



Leigh-on-Sea Town Council

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Chairman: Cllr Keith Evans | **Vice Chairman:** Cllr Dr. David Bowry

Town Clerk: Helen Symmons PSLCC



MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 20th DECEMBER 2022
HELD AT LEIGH COMMUNITY CENTRE

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

Absent: Cllrs: Vinice Cowell, Anita Forde and Emma Mills

In attendance: Ingmar Lindberg-Jones (Administrative Assistant)

The meeting opened at 7.30pm

1. APOLOGIES FOR ABSENCE

Cllrs Cowell, Forde and Mills

2. DECLARATION OF MEMBERS' INTERESTS

Cllr Gilson declared a non-pecuniary interest in agenda item f) 1285 London Road

4. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 6th December 2022 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

3. PUBLIC REPRESENTATIONS

None

4. LICENSING APPLICATIONS

22/02520/LAPREM

3 VICTORIA ROAD, LEIGH-ON-SEA, ESSEX SS9 1AU

Application for a new premises licence:

For the sale and supply of alcohol on the premises: Sunday - Wednesday 10:00 to 23:00

Thursday – Saturday 10:00 to 00:00

The provision of late-night refreshment: Thursday – Saturday 23:00 to 00:00

The provision of regulated entertainment comprising of recorded music: Thursday – Saturday 10:00 to 23:00

Following discussion, the Committee **RESOLVED TO OBJECT** on the prevention of public nuisance, public safety and the protection of children from harm.

It would lead to an increase in the noise disturbance to residents, with houses directly next and behind the premises as well as the surrounding areas the neighbours could be further disturbed, resulting in a public nuisance. It would also lead to further pressure in an area of considerable parking stress, due to additional

Signed/Intialled

Dated

traffic visiting the premises. Double parking down narrow roads nearby is already causing some issues and a health and safety risk.

The premises is located in a densely populated residential area, there is the potential for minors to see/hear any public disturbances caused by the patrons. Additionally, with the large number of residents in the area it is likely it would cause sleep disturbances to both children and adults in the area.

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.

- LOS/22/0316 SOS/22/02283/FULH **(THAMES WARD)**
[46 THAMES DRIVE LEIGH-ON-SEA ESSEX SS9 2XD](#)
Hipped to gable roof extension with dormer to rear to form habitable accommodation in the loftspace, erect single storey side extension and single storey rear/side extension, form pitched roof over existing side extension.

The Committee discussed the application and resolved **NO OBJECTION**.

- f) LOS/22/0320 SOS/22/01827/FULM **(BONCHURCH WARD)**
[1285 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 2AD](#)
Demolish existing buildings, erect part three/part four storey building and form 19no. Self-contained flats and 1no. Commercial unit, layout parking and associated landscaping.

The council discussed the application and **RESOLVED TO OBJECT**. The proposed development by its design, size, bulk and overbearing nature, 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. It does not protect the amenity of the site for future occupiers and would have an adverse effect on the amenity of its immediate neighbours having regard to overbearing nature to those at No. 1287 London Road and No. 9 and No.11 St Clements Avenue.

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 Gilson took no part in this agenda item

- g) LOS/22/0321 SOS/22/02222/FULH **(ST CLEMENTS WARD)**

Signed/Intialled

Dated

19 HIGH STREET LEIGH-ON-SEA ESSEX SS9 2EN

Erect timber privacy screen to side of first floor balcony (retrospective)

The Committee discussed the application and resolved **NO OBJECTION**.

- i) LOS/22/0323 SOS/22/02013/FULH **(ST JAMES WARD)**
34 MADEIRA AVENUE LEIGH-ON-SEA ESSEX SS9 3EB
 Raise ridge height to form first floor to existing bungalow, raise height of existing single storey rear extension and side extension, enlarge bay window to front to form two storey extension and alter elevations.

Following discussion, the Committee **RESOLVED TO OBJECT**. The application is considered overdevelopment as it will be overbearing in nature and does not respect the character of the site. The conversion of the bungalow into a house will have an adverse impact on neighbouring residents and will harm the character and appearance of the existing building. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. The Council strongly object to the application as bungalow provision is being eroded giving no options for those that wish/need independent living in dwelling houses at ground floor level.

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 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).

- j) LOS/22/0324 SOS/22/02291/FULH **(HIGHLANDS WARD)**
11 COSGROVE AVENUE, LEIGH-ON-SEA, SS9 3TZ
 Hipped to gable roof extension with dormer to rear to form habitable accommodation in loftspace, erect part single/part two storey front/side extension and single storey rear extension, alter elevations

Following discussion, the Committee **RESOLVED TO OBJECT**. By reason of its design, size, bulk and mass 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).

- k) LOS/22/0325 SOS/22/02330/FULH **(THAMES WARD)**
22 MARINE CLOSE LEIGH-ON-SEA ESSEX SS9 2RD
 Hip to gable roof extension with dormer to rear to form habitable accommodation in the loftspace, erect porch canopy to front and alter elevations.

Following discussion, the Committee **RESOLVED TO OBJECT** as by reason of its design, size, bulk and mass 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).

- l) LOS/22/0326 SOS/22/02333/FULH **(LEIGH ROAD WARD)**
8 WOODFIELD GARDENS LEIGH-ON-SEA ESSEX SS9 1EW
 Erect part single/part two storey rear extension with juliette balcony to first floor and raised deck and steps to garden (amended proposal)

Following discussion, the Committee **RESOLVED TO OBJECT**. The proposed two-storey extension would, due to its depth of its projection and excessive height, the latter exacerbated by the local topography appear overly dominant and would result in an unacceptable sense of enclosure for No 6 Woodfield Gardens to the detriment of its occupiers' amenity. The lack of clarity and transparency in the amended plans in regards to how the changes effect No.6 are not visible. The committee have decided they will stand with Southend City Councils original decision for application 22/01831/FULH. The development is unacceptable and contrary to the National Planning Policy Framework (2021), Policies KP2 and CP4 of the Core Strategy (2007), Policies

DM1 and DM3 of the Development Management Document (2015) and the advice contained within the Southend-on-Sea Design and Townscape Guide (2009)

- m) LOS/22/0327 SOS/22/02335/FULH **(ELMS WARD)**
143 LYMINGTON AVENUE LEIGH-ON-SEA ESSEX SS9 2AL
Install dormer to rear to form habitable accommodation in the loftspace, erect first floor rear extension and alter elevations

Following discussion, the Committee **RESOLVED TO OBJECT**. The proposed roof extension and dormers, by reason of their excessive size, scale, height, depth and bulk and general poor design results in development which is excessively visually dominant and lacks subservience to the main dwelling, resulting in significant harm to the character and appearance of the dwelling and the wider surrounding area including the rear garden scene. The development is unacceptable and contrary the national planning policy framework (2021) Polices 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).

- n) LOS/22/0328 SOS/22/02331/FUL **(ST CLEMENTS WARD)**
90 - 92 ELM ROAD LEIGH-ON-SEA ESSEX SS9 1SP
Erect part single/part three storey rear extension with balconies to second floor rear, erect second storey front/side extension, form new entrance to front, convert building from 2no. Commercial units and 2no. Residential units to 2no. Commercial units to ground floor and 4no. Self-contained flats to ground, first and second floors.

Following discussion, the Committee **RESOLVED TO OBJECT**. By reason of its design, size, bulk and mass 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, Polices 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).

- 21/02498/FUL
FLAT 1 82 UNDERCLIFF GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1ED
Extend existing detached outbuilding to form store area.

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 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.

The application is in a Seafront character zone and does not add to the overall quality of Undercliff Gardens and does not retain the characteristics and form of the area. The application will materially change the existing character, appearance and form of the area therefore contrary to Policy DM3 and DM6 of the Southend Development Management document (2015) The committee will still stand with their previous objection and object to this appeal.

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

- LOS/22/0315 SOS/22/02281/ADV **(BONCHURCH WARD)**
1337 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 2AB
Install 1no. Internally illuminated fascia signage and 1no. Internally illuminated projecting sign to front
- LOS/22/0317 SOS/22/02293/FULH **(ELMS WARD)**
62 FAIRLEIGH DRIVE LEIGH-ON-SEA ESSEX SS9 2JA
Erect single storey side and rear extension and alter elevations
- LOS/22/0318 SOS/22/02306/FULH **(BONCHURCH WARD)**

