



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 31st JANUARY 2023
HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: Doug Cracknell, Vinice Cowell, Anita Forde, Paul Gilson, Emma Mills, James Preston and Rory Windass

Absent: Cllrs: David Bowry and Keith Evans

In attendance: Ingmar Lindberg-Jones (Administrative Assistant)

The meeting opened at 7.30pm

1. APOLOGIES FOR ABSENCE

Cllrs David Bowry and Keith Evans

2. DECLARATION OF MEMBERS' INTERESTS

None

3. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of [10th January 2023](#) were **AGREED** to have been an accurate record of the meeting and were be signed by the Chairman.

4. PUBLIC REPRESENTATIONS

None

5. LICENSING APPLICATIONS

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

Signed/Intialled

Dated

- j) LOS/23/0035 SOS/23/00033/FULH (HIGHLANDS WARD)
[24 UNDERWOOD SQUARE LEIGH-ON-SEA ESSEX SS9 3PB](#)
Erect two storey side extension and single storey rear extension (amended proposal)

Following discussion, the Committee **RESOLVED TO OBJECT** the proposed development, by reason of its design, size, scale and siting, would result in a prominent, contrived and incongruous form of development out of keeping with and to the significant detriment of the character and appearance of the host dwelling and wider streetscene. The proposal is therefore contrary to the National Planning Policy Framework (2021), Policies KP2 and CP4 of the Core Strategy (2007), Development Management Document (2015) Policies DM1 and DM3 and the guidance contained within the Southend-on-Sea Design and Townscape Guide (2009).

- k) LOS/23/0036 SOS/23/00055/NON (ST CLEMENTS WARD)
[LEIGH FISHERMANS CO-OP \(RETAIL\) VICTORIA WHARF HIGH STREET LEIGH-ON-SEA ESSEX](#)
Replace plan numbers 1678/pl03/b, 1678/pl04/a and 1678/pl05/b to plan numbers 1678/pl03/c, 1678/pl04/b and 1678/pl05/a - minor amendment to floor plan and elevations (non-material amendment to planning permission 21/01255/bc3 dated 05.10.2021)

Following discussion, the Committee **RESOLVED NO OBJECTION.**

- l) LOS/23/0037 SOS/22/02318/AMDT (ST CLEMENTS WARD)
[29 LEIGH PARK ROAD LEIGH-ON-SEA ESSEX SS9 2DU](#)
Application to vary condition 02 (approved plans) replace plan numbers 366p104d, 366p105c, 366p106, 366p107c, 366p109c, 366p110c with plan numbers 051s3p100 rev d, 051s3p101 rev f, 051s3p102 rev c, 051s3p103 rev c, 051s3p300 rev f, 051s3301 rev f - changes to layout, materials and external elevations and design (minor material amendment of planning permission 19/00223/ful dated 31.03.2019)

Following discussion, the Committee **RESOLVED NO OBJECTION.**

- m) LOS/23/0038 SOS/22/01994/FUL (ST CLEMENTS WARD)
[THE PETER BOAT INN 27 HIGH STREET LEIGH-ON-SEA ESSEX SS9 2EN](#)
Erect 2no. 5 x 5m parasols to cover existing patio area on eastern elevation

Following discussion, the Committee **RESOLVED TO OBJECT** to the application as the proposal is of an overbearing nature to the detriment of the public visual amenity. This proposal does not add to the overall quality of the area or respect the character of the site, neighbouring properties and surroundings. Therefore, this application is in contravention of policies DM1 of the Development Management Document (2015).

- o) LOS/23/0043 SOS/23/00043/FUL (ELMS WARD)
[UPPER FLAT 18 RECTORY GROVE LEIGH-ON-SEA ESSEX SS9 2HE](#)
Erect hip to gable end roof extension with rear dormer and convert loft into habitable accommodation to existing flat, raise existing parapet and install rooflight to front, roof terrace to rear and install privacy screen

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).

- p) LOS/23/0044 SOS/22/01496/FUL **(LEIGH ROAD WARD)**
LAND ADJACENT TO 292 LEIGH ROAD AND 152 BROADWAY LEIGH-ON-SEA ESSEX
Demolish existing storeroom and erect two storey building with basement for use as a restaurant (class e) and use existing basement at 292 leigh rd as associated restaurant floorspace.

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 location of the proposed development is on an area of the highway which is a blind corner and extremely narrow. The proposed design could also be a significant distraction for drivers and highway safety is therefore an issue.

Additionally, delivery access proposed is very restrictive. The narrow entrance to the rear of the property adjacent to residential properties presents both safety and noise concerns. Vehicles would have to reverse from the private access on to a busy thoroughfare which is in constant use by residents and local businesses, particularly a dance school with children using the facility.

The siting of the refuse storage also means that the development will cause noise disturbance for residents with disposal of bottles etc late in to the evening after the business closes.

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).

- r) LOS/23/0046 SOS/23/00079/FUL **(ST JAMES WARD)**
1123 - 1125 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 3JJ
Demolish existing single storey rear extension, erect two storey extension to first floor rear with terraces to form 2no. No. New self-contained flats, layout parking and bin store to rear and alter elevations (amended proposal)

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 for No.12 Olivia Drive. 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).

- s) LOS/23/0047 SOS/22/02434/FULH **(ST CLEMENTS WARD)**
23 HIGH STREET LEIGH-ON-SEA ESSEX SS9 2EN
Install front and rear dormers to form habitable accommodation in the loftspace

The Committee discussed the application and **RESOLVED TO OBJECT** as the proposed dormers by reason of its size, scale and form will appear as an overly dominant and incongruous addition. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. The application is sited in a major conservation area and the development would not add to the overall quality of the area nor respect the character of the site, its local context and surrounding in terms of its architectural approach. 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).

