



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 15th NOVEMBER 2022
HELD AT LEIGH COMMUNITY CENTRE

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

Absent: Cllrs: Anita Forde, Alan Hart and Emma Mills

In attendance: Helen Symmons (Town Clerk), Ingmar Lindberg-Jones (Administrative Assistant) and Cllr Craig Watts

The meeting opened at 7.30pm

1. APOLOGIES FOR ABSENCE

Cllrs Anita Forde, Alan Hart and Emma Mills

2. DECLARATION OF MEMBERS' INTERESTS

Cllr Evans declared an interest for both Licensing applications being a City Councillor and on a Sub-Committee for licensing.

4. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 25th October 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

22/02267/LAPREM

HOPSTERS, 20 ELM ROAD, LEIGH-ON-SEA, ESSEX, SS9 1SN

Application for a variation of a premises licence:

To extend sale and supply of alcohol for both on and off the premises:
Daily between 10:00 to 22:30

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

Cllr Evans took no part in the item

22/02152/LAPREM

RACEY REDS BAR, 1221 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 3JB

Application for a new premises licence:

Sale and supply of alcohol for both on and off the premises:

Sunday to Thursday - 12:00 to 22:00

Signed/Intialled

Dated

Friday and Saturday 12:00 to 00:00

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

Cllr Evans took no part in the item

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.**

- c) LOS/22/0282 SOS/22/01969/FUL (ST CLEMENTS WARD)
[55 BROADWAY LEIGH-ON-SEA ESSEX SS9 1PE](#)
Replace existing windows to front, side and rear and alter front elevation

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

- e) LOS/22/0284 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 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).

- m) LOS/22/0293 SOS/22/01991/FULH (ST JAMES WARD)
[192 MANCHESTER DRIVE LEIGH-ON-SEA ESSEX, SS9 3EX](#)
Hipped to gable roof extension with dormer to rear to form habitable accommodation in the loftspace, erect single storey rear extension.

The committee discussed the application and **RESOLVED TO OBJECT**. The proposed development by reason of its design, height, scale and bulk will appear as overly dominant and will be an over development of the property. This property is a semi-detached bungalow that has a specific architectural design in symmetry with the neighbouring property. This extension will have a massive impact on the

street scene as it unbalances the two properties particularly from the rear garden. 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).

22/01943/GPDE

23 VARDON DRIVE LEIGH-ON-SEA ESSEX, SS9 3SP

Erect single storey rear extension, projecting 6m beyond the existing rear wall of the dwelling, 3m high to eaves and with a maximum height of 3m.

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 and rear garden scene. Additionally, it would fail to integrate satisfactorily with the host dwelling. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings.

The proposal remains in contravention 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).

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

- LOS/22/0280 SOS/22/01937/FULH **(HIGHLANDS WARD)**
[28 WOODLANDS PARK LEIGH-ON-SEA ESSEX SS9 3TY](#)
Erect part single/part two storey rear extension with terrace area to rear and alterations to elevations
- LOS/22/0281 SOS/22/01948/FULH **(ELMS WARD)**
[22 CHALKWELL PARK DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1NJ](#)
Erect single storey rear extension.
- LOS/22/0283 SOS/22/01989/FULH **(ELMS WARD)**
[186 ELM ROAD LEIGH-ON-SEA ESSEX SS9 1SB](#)
Erect single storey rear/side extension with roof lantern
- LOS/22/0285 SOS/22/01931/AMDT **(THAMES WARD)**
[1430 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 2UL](#)
Application to vary condition 03 (permitted use as yoga school) to allow use of premises as a yoga and/or dance school or for another purpose within or for purposes falling within use class e (minor material amendment of planning permission 22/01540/amdt dated 04.10.2022)
- LOS/22/0286 SOS/22/02035/FULH **(THAMES WARD)**
[148 WESTERN ROAD LEIGH-ON-SEA ESSEX SS9 2PL](#)
Erect single storey rear extension with roof lantern
- LOS/22/0287 SOS/22/02037/AMDT **(HERSCHELL WARD)**
[ST MICHAELS PREPARATORY SCHOOL 198 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2LP](#)
Application to remove condition 03 (scheme for protection of trees) due to the development already being completed and the objectives of the condition having been achieved (minor material amendment of planning permission 20/01458/ful dated 30/10/2020)
- LOS/22/0289 SOS/22/01831/FULH **(LEIGH ROAD)**
[8 WOODFIELD GARDENS LEIGH-ON-SEA ESSEX SS9 1EW](#)
Erect part single/part two storey rear extension with balcony to first floor, raised deck and steps to garden.

Signed/Intialled

Dated

- LOS/22/0290 SOS/22/02104/FULH **(THAMES WARD)**
1 MARINE CLOSE LEIGH-ON-SEA ESSEX SS9 2RD
Erect single storey side and rear extension with canopy, remove chimney, install raised patio area to rear and alterations to front elevation (amended proposal)
- LOS/22/0291 SOS/22/01395/ADV **(ST CLEMENTS WARD)**
37 - 43 BROADWAY WEST LEIGH-ON-SEA ESSEX, SS9 2BX
Install three internally illuminated fascia signs to front and side and one internally illuminated projecting sign.
- LOS/22/0292 SOS/22/01995/AD **(BONCHURCH WARD)**
28 ST CLEMENT'S AVENUE LEIGH-ON-SEA ESSEX, SS9 3BL
Application for approval of details pursuant to conditions 04 (details of materials) and 06 (details of hard and soft landscaping) of planning permission 22/00417/FUL dated 04.07.2022
- LOS/22/0294 SOS/22/02004/FULH **(HERSCHELL WARD)**
64 HADLEIGH ROAD LEIGH-ON-SEA ESSEX, SS9 2LZ
Erect single storey side extension and erect single storey infill extension to side/rear.
- LOS/22/0295 SOS/22/01745/AD **(HERSCHELL WARD)**
1 WIRRELL COURT SALISBURY ROAD LEIGH-ON-SEA ESSEX SS9 2JZ
Application for approval of details pursuant to condition 05 (details of materials) of planning permission 21/001162/ful dated 22.10.2021

The meeting closed at 19:56pm