



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk www.leighonseatowncouncil.gov.uk



Chairman: Cllr Valerie Morgan

Vice-Chairman: Jill Healey

Town Clerk: Helen Symmons

**Members are requested to attend a meeting of the
Planning, Highways & Licensing Committee
on Tuesday 25th September 2018 at Leigh Community Centre, 71-73 Elm Road, Leigh-on-Sea commencing at 7.30pm.**

Committee Membership

Cllrs: John Duprey, Cllr Keith Evans, Cllr Gerry Glover, Cllr Fr Clive Hillman, Cllr Patrick Fox, Cllr Jill Healey (Chairman), Cllr Valerie Morgan and Cllr Caroline Parker (Vice-Chairman).

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATION OF MEMBERS' INTERESTS
3. APPROVE MINUTES OF THE PREVIOUS MEETING
4. SBC TRAFFIC AND PARKING WORKING PARTY (Appendix 1)

As requested by Council, the Town Clerk attended this meeting at the Borough Council to make an objection statement to the Bailey Road Area Residents Parking Scheme. Those wishing to object at the meeting were happy for the Town Council to represent them. A copy of the statement is at Appendix 1 and highlighted the main points in the Council's original letter of objection to the Borough. Southend Borough Cllr Fay Evans also spoke in objection. There was no one in attendance wishing to speak in support of the Scheme. The Working Party and then Cabinet did not resolve any of the proposals. The Town Clerk has subsequently been advised that many traders that would have been affected are very relieved about the outcome.

5. LICENSING APPLICATIONS
 - a) **SOS/18/01492/LAVARY TESCO 21-23 BROADWAY, LEIGH ON SEA, ESSEX**
Application to vary the current Premises License to allow for the sale of alcohol from 06.00 until 23.00 daily
 - b) **SOS/18/01489/LAVARY TESCO 1781-1799 LONDON ROAD, LEIGH ON SEA, ESSEX**
Application to vary the current Premises License to allow for the sale of alcohol from 06.00 until 00.00 daily
6. PLANNING APPLICATIONS – Application plans can be viewed at the Southend Borough Council planning portal, by clicking on the application address.
 - a) LOS/18/0297 SOS/18/01531/FULH **(HERSCHELL WARD)**
16 WESTCLIFF DRIVE, LEIGH ON SEA, ESSEX SS9 2LB
Erect single storey side and rear extensions

- b) LOS/18/0298 SOS/18/01674/TPO **(HIGHLANDS WARD)**
[LAND AWAITING DEVELOPMENT UNDERWOOD SQUARE, LEIGH ON SEA, ESSEX SS9 3PB](#)
 Prune 5 oak trees (T1-T5) at rear boundary (Works covered by a Tree Preservation Order)
- c) LOS/18/0299 SOS/18/01628/FULH **(THAMES WARD)**
[88 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2NL](#)
 Hip to gable roof extension, erect single storey rear extension, install dormer to rear, install balcony to front at first floor and alter elevations
- d) LOS/18/0300 SOS/18/01627/FULH **(HERSCHELL WARD)**
[14 THEOBALDS ROAD, LEIGH ON SEA, ESSEX SS9 2NE](#)
 Erect single storey side and rear extension, form terrace with glass balustrade to rear at first floor, install external staircase with glass balustrade, alter roof to rear
- e) LOS/18/0301 SOS/18/01636/FULH **(HIGHLANDS WARD)**
[35 VARDON DRIVE, LEIGH ON SEA, ESSEX SS9 3SP](#)
 Erect single storey rear extension (Retrospective)
- f) LOS/18/0302 SOS/18/01649/FULH **(ST. CLEMENT’S WARD)**
[2 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2DY](#)
 Erect part single/ part two storey rear extension with roof terrace and balustrade, install window to south elevation at ground floor level, raised timber decking to rear, repair windows in front elevation and alter elevations (Amended Proposal)
- g) LOS/18/0303 SOS/18/01682/FULH **(HERSCHELL WARD)**
[84 GRANGE ROAD, LEIGH ON SEA, ESSEX SS9 2HT](#)
 Erect single storey side and rear extension (Amended Proposal)
- h) LOS/18/0304 SOS/18/01644/FULH **(BONCHURCH WARD)**
[TOUSLANDS, 93 BONCHURCH AVENUE, LEIGH ON SEA, ESSEX SS9 3AS](#)
 Erect single storey rear extension, first floor side extension, install dormer with Juliette balcony to rear and alter elevations
- i) LOS/18/0308 SOS/18/01751/TCA **(ST. CLEMENT’S WARD)**
[82 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR](#)
 Trim 5 Olive (G1) to previous cuts at front, trim sides of 16 Italian Cypress (G2) at rear and reduce 2 Eucalyptus (G3) to previous cuts at rear (Application for works to a Tree in a Conservation Area)
- j) LOS/18/0309 SOS/18/01670/FULH **(BONCHURCH WARD)**
[1339 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2AB](#)
 Change of use from Shop (Class A1) to Thai Massage Parlour (Sui Generis)
- k) LOS/18/0310 SOS/18/01431/FUL **(ST. CLEMENT’S WARD)**
[22-24 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 2DN](#)
 Demolish 24 and 26 Leigh Hill and erect 3 storey side and rear extensions to part re-build 22, 24, 26 Leigh Hill, change of use of basement and ground floor from retail (class A1) to office (Class B1) and form three self-contained flats (Class C3) at first, second and third floors, construct raised terrace to rear at ground floor, balconies to rear at first, second and third floors, layout parking, refuse and cycle storage at basement level and alter elevations (Amended Proposal)
- l) LOS/18/0311 SOS/18/01672/FULH **(HIGHLANDS WARD)**
[49 OLIVE AVENUE, LEIGH ON SEA, ESSEX SS9 3PU](#)
 Erect single storey rear extension

7. GENERAL PERMITTED DEVELOPMENT APPLICATIONS – FOR INFORMATION

- a) LOS/18/0305 SOS/18/01701/GPDE **(THAMES WARD)**
135 MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2RF
Erect single storey rear extension, projecting 8M beyond the existing rear wall of the dwelling, 3M high to eaves and with a maximum height of 3.25M
- b) LOS/18/0306 SOS/18/01716//GPDE **(ELMS WARD)**
59 GLENDALE GARDENS, LEIGH ON SEA, ESSEX SS9 9NZ
Erect single storey rear extension, projecting 4M beyond the existing rear wall of the dwelling, 4M high to eaves and with a maximum height of 4M
- c) LOS/18/0307 SOS/18/01725/GPDE **(ELMS WARD)**
31 DAWLISH DRIVE, LEIGH ON SEA, ESSEX SS9 1QX
A single storey rear extension, extending 4M beyond the rear wall of the dwelling, with a maximum height of 3.4 and an eaves height of 3M. The extension would be joined to an existing enlargement of the dwelling-house and the total enlargement would extend 4M beyond the rear wall of the original dwelling, have a maximum height of 3.4M and an eaves height of 3M

8. LAWFUL DEVELOPMENT CERTIFICATES – FOR INFORMATION

None received

9. APPEALS LODGED

- a) LOS/18/0145 SOS/18/00670/FULH **(ST. CLEMENT'S WARD)**
14 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX SS9 2DU
Install bi-folding doors to rear, raised decking to rear, render dwelling-house, install cladding and roof lantern to single storey side extension, new boundary fence, landscaping and changes to land levels, form additional parking to front (Retrospective) (Amended Proposal)

Helen Symmons

Helen Symmons
Town Clerk
19th September 2018

Any member who is unable to attend the meeting should send their apologies before the meeting

It is very rare for Leigh-on-Sea Town Council to ask their Town Clerk to speak at a meeting but the Council feel this is an important issue as we represent all those within our boundaries and must consider the economic environment within the Town as well.

The proposed scheme only came to our attention a few days before the deadline to submit comments. Within those few days we received many copies of objections sent in from both residents and businesses, as well as a copy of an objection petition with over 500 signatures on it.

The Council therefore resolved to strongly object to the permit parking scheme and still holds that view for the following main reasons:

- The drastic effect it will have on local businesses and retail in an area which has had this type of economy for as long as Leigh can remember. The scheme makes no provision for business permits and invokes a blanket time ban of 9 am to 5 pm. In these times of trying to keep 'high streets' alive, invoking a Permit Parking control area where there is no logical parking alternative is not a solution. With many residents out working 9 am to 5 pm, will the same issues occur that have been highlighted with the hospital area residential permit bays or the Cliffs Parking Scheme. Both schemes which are currently being reviewed by this Committee. In the current adjacent area to the proposed scheme there are vibrant businesses supporting the Leigh economy and providing good local employment. Restrictions will have a potential damaging effect - businesses relocating elsewhere, shops and facilities closing due to lack of trade and the area struggling in an already difficult economic climate. This section of the London Road is the first introduction to Southend along that route. It is why Leigh Town Council introduced Christmas lighting there and displays hanging baskets throughout the summer months – to promote this section of 'high street' life.
- The majority of residential properties in the proposed permit area have off street parking. The issue of parking stress is a common one in Leigh when households have multiple vehicles. Other areas within the Town cope admirably in sharing the limited parking available to both residential and business needs so it is difficult to understand why it should be different in the Bailey Road area.

- The introduction of such a scheme will have a knock on effect increasing the parking stress to the south of the London Road and north towards Highlands Boulevard. A permit scheme in one area will cause problems for other residential areas and it appears there has been a lack of consultation in those surrounding areas.

The introduction of a residents' permits scheme in the proposed area could have several Borough Council departments working in contradiction of each other. In this respect our original objection highlighted three recent planning applications immediately adjacent to the proposed scheme area. Whilst the lack of parking was raised, this was deemed not an issue in the decisions surrounding the applications, two of which were granted permission including Highlands Surgery, endorsed by SB Cllr Georgina Phillips and no objection to it by SB Highways department.

We therefore believe that in the long run implementing such a scheme will have a significant detrimental effect to residents and businesses, not just on infrastructure but also in relation to health and well-being.