



# 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 Bernard Arcscott | **Vice Chairman:** Cllr Sandra McCurdy

**Town Clerk:** Helen Symmons PSLCC



Members are hereby summoned to attend a meeting of the  
**PLANNING, HIGHWAYS AND LICENSING COMMITTEE** at **Leigh Community Centre**  
on **Tuesday 30<sup>th</sup> May 2023** commencing at **7.30pm**.

## Committee Membership

Cllr Murat Agdeve, Bernard Arcscott, Rosemary Arcscott, Jonathon Garston (Chairman), Paul Gilson, Carol Lambert (Vice Chairman), Sandra McCurdy, Anne Robinson, Craig Watt

*Helen Symmons*

Helen Symmons PSLCC  
Town Clerk  
24<sup>th</sup> May 2023

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

## AGENDA / BUSINESS TO BE TRANSACTED

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF MEMBERS' INTEREST
3. APPROVAL OF THE MINUTES OF THE MEETING – [25<sup>th</sup> APRIL 2023](#)
4. LICENSING  
  
None
5. PUBLIC REPRESENTATION
6. PLANNING APPLICATIONS DECIDED BY DELEGATED AUTHORITY UNDER STANDING ORDER 30 FROM 9<sup>TH</sup> MAY TO 23<sup>RD</sup> MAY 2023.

SOS/23/00594/FUL

### **1 BROADWAY WEST LEIGH-ON-SEA ESSEX SS9 2BZ**

Retain metal shop front and awnings and install various moulded timber panels, fillets and inserts to finish (Part Retrospective)

The Council **RESOLVED TO OBJECT**. The Council have already objected to the removal of the existing shopfront as follows; The shopfront unit, particularly the sliding hatch is sited next to a pedestrian crossing and notoriously busy crosswalk which is often a pinch point. There is therefore concern for public and road safety and the Town Council has already received complaints about the premises causing a dangerous pinch point. Therefore, this application is in contravention of policies DM15 of the Development Management Document (2015). In addition, Southend City Council have objected to the removal of the existing shopfronts and their replacement and this application therefore does not rectify the existing refusal.

SOS/23/00580/AMDT

**CAR WASH 120 BROADWAY LEIGH-ON-SEA ESSEX SS9 1AA**

Application to vary condition 20 (Car Stacking System) - Change wording from 'Pre-Commencement' to 'Pre-Installation' and remove the specific requirement to provide a wider unit stacker to accommodate 1 disabled space within this system to allow work to continue on site whilst a design is agreed on and remove the need for the disabled bay to be within the stacker system (Minor Material Amendment of planning application 20/01759/FULM dated 03/02/2021)

The Council **RESOLVED TO OBJECT**. The Planning Authority included a condition when granting approval to the development regarding the car stacking system incorporating a disabled space and this should remain until an alternative design is submitted indicating where this space will be provided if not within the stacker system. The pre commencement condition was required in order to protect the amenities of the surrounding occupiers and this should remain.

SOS/23/00328/BC4

**COCKLE SHED 1 HIGH STREET LEIGH-ON-SEA ESSEX SS9 2ER**

Remove screened container and convert space to low level store with extended terrace over including balustrade, remove built in storage container at southern end of the building and reinstate walls to form single storey infill extension under existing roof to west side and covered seating area to east side, alter elevations and roof design externally, remove platform lift in lieu of utilising north east corner door as sole main entrance.

The Council **RESOLVED TO OBJECT** as it will be an over development of the site in a conservation area. Therefore, this application is in contravention of policy DM3 of the Development Management Document (2015)

SOS/23/00602/FULH

**43 DUNDONALD DRIVE LEIGH-ON-SEA ESSEX SS9 1NA**

Erect first floor side extension, single store rear extension and alterations to elevations

The Council **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. Also, it will create a detrimental impact upon the living conditions and amenity of existing and future residents or neighbouring residents. It is also creates a fundamental change to the street scene. Therefore, this application is in contravention of policies DM1 and DM3 of the Development Management Document (2015).

SOS/23/00621/FULH

**36 HARLEY STREET LEIGH-ON-SEA ESSEX SS9 2NJ**

Erect replacement garage/outbuilding to side

The Council **RESOLVED TO OBJECT**. It is an overdevelopment of the plot and contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents and it does not protect the amenity of the site, immediate neighbours and surrounding area, with regard to outlook, noise and disturbance.

SOS/ 23/00626/FULH

**93 HADLEIGH ROAD LEIGH-ON-SEA ESSEX SS9 2LY**

Hip to gable end roof extension, dormer and balcony to rear, rooflights to front and convert loft into habitable accommodation

The Council **RESOLVED TO OBJECT**. As the proposed development by reason of its design, height, scale and bulk will appear as an overly dominant and incongruous addition that is out of keeping with and detrimental to the rear garden scene. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. Additionally, it would fail to integrate satisfactorily with the host dwelling as it is not subservient to the original property. 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 privacy and overlooking to neighbouring properties. It is therefore contrary to Policy DM3 but also to Policy DM1.

SOS/23/00599/FULH

**16 MARINE AVENUE LEIGH-ON-SEA ESSEX SS9 2JE**

Erect single storey outbuilding to rear

The Council **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. Also, it will create a detrimental impact upon the living conditions and amenity of existing and future residents or neighbouring residents. It is also creates a fundamental change to the street scene. Therefore, this application is in contravention of policies DM1 and DM3 of the Development Management Document (2015).

SOS/23/00252/FULH

**147 VARDON DRIVE LEIGH-ON-SEA ESSEX SS9 3SH**

Hip to gable roof extension with dormers to front and rear to form habitable accommodation in the loftspace, erect single storey side and rear extension and alter elevations

The Council **RESOLVED TO OBJECT**. As the addition of the gable end would totally unbalance a pair of semi-detached bungalows. The gable roof extension does not add to the overall quality of the area nor respect the character of the site and surrounding area in terms of its architectural approach. The single storey side and rear extension is an overdevelopment of the site in terms of size and scale.

SOS/23/00538/FUL

**74 - 76 BROADWAY LEIGH-ON-SEA ESSEX SS9 1AE**

Replace existing windows to all elevations and alter elevations

The Council **RESOLVED TO OBJECT**. The application is in a conservation area and therefore cannot agree for UPVC windows to be installed as a replacement. As a minimum we would expect powder coated aluminium windows.

SOS/23/00720/PA64

**5 CARLTON DRIVE LEIGH-ON-SEA ESSEX SS9 1DE**

Change use of commercial building (Use Class E) to provide 3 self-contained flats (Use Class C3) (Prior Approval)

The Council **RESOLVED TO OBJECT**. Southend parking policy requires 3 parking spaces for this proposed development. Insufficient parking is being provided in an area with already significant parking stress as any google map image shows as well as visits to the area. The proposal therefore does not meet the acceptable parking standards in the Development Management DPD 2015 and is therefore contrary to Policy DM15.

SOS/23/00700/TEL

**LAND AT JUNCTION OF THAMES DRIVE AND BELTON WAY WEST AND MARINE PARADE LEIGH-ON-SEA ESSEX**

Install 15.0m Phase 9 slimline monopole and 3no. equipment cabinets and associated ancillary works.

The Council **RESOLVED TO OBJECT**. The mast does not add to the overall quality of the area, respect the character of the local area nor its local context and surrounding in terms of height, size and scale. It would not contribute positively to the public realm, not protect the amenity of the site, immediate neighbours and surrounding area being visually discordant, unsympathetic and of an intrusive scale and design at the top of a cliff area adjacent to Belton Hills. The mast is imposing and overbearing and will have an adverse effect on the street scene and the local wider area. The mast will be visually dominant on the landscape being 15 m and will rise above the tree level in the immediate area by another 5 metres. It will be detrimental upon the Thames Estuary's openness and views across and backdrop to the River Thames. This is a totally unacceptable proposal and does not meet Policy DM1, DM4, DM5 of the Southend Development Management Plan 2015.

7. PLANNING APPLICATIONS – Application plans can be viewed at the Southend Borough Council planning portal, by clicking on the application address.



Selectively reduce crown to previous cuts (2m) all round to reshape, remove dead and damaged wood and reduce crown back to boundary to one Oak Tree (T1) (Application for works to Trees subject to a Tree Preservation Order)

6. GENERAL PERMITTED DEVELOPMENT CERTIFICATES – PRIOR NOTIFICATION

None

7. CERTIFICATE OF LAWFUL DEVELOPMENT – PROPOSED

23/00810/CLP

**46 DAWLISH DRIVE LEIGH-ON-SEA ESSEX SS9 1QX**

Hip-to-gable roof extension to form habitable accommodation in loftspace, rooflights to front and rear and window to side elevation (Certificate of Lawful Development)

8. PLANNING APPEALS SUBMITTED AND TO BE DETERMINED ON THE BASIS OF WRITTEN REPRESENTATION

None

9. HIGHWAYS

No notices