



# Leigh-on-Sea Town Council

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Chairman: Cllr Richard Herbert  
Vice Chairman: Cllr Carole Mulroney  
Town Clerk: Paul Beckerson

## MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD ON TUESDAY, 27<sup>th</sup> OCTOBER 2015 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Caroline Parker (Chairman), Patrick Fox, Donald Fraser, Richard Herbert, Carole Mulroney, Ron Owen, Helen Robertson

**In Attendance:** Paul Terry, Waste Management and Contracts Officer (SBC), Martin Fuller, Project Manager (Veolia), Steve Barthaud, Contract Manager (Veolia) Paul Beckerson (Town Clerk), Sue Marx (Clerk) 2 Members of Public, SBC Cllr B Arscott, Southend Echo reporter

### LEIGH HOUSEHOLD WASTE RECYCLING CENTRE

Paul Terry of Southend-on-Sea Borough Council (SBC), Martin Fuller (Veolia) and Steve Barthaud (Veolia) introduced themselves to the Committee and advised of the proposed alterations to Leigh Marshes Household Waste Recycling Centre (HWRC).

Since the commencement of the Veolia Contract on the 5<sup>th</sup> October 2015, a vehicle count has commenced which will continue (no previous data retained by CORY).

The opening hours of the site will not be extended at present.

It was confirmed the site will not close during the renovation period, commencing in early November 2015 and it will be 'business as usual'. In the week commencing 2<sup>nd</sup> November CCTV is to be installed for Automatic Number Plate Recognition (ANPR) which will secure the site, improve customer service and reduce commercial waste.

A line of containers will split the site into two identical (mirrored) parts which will have a dedicated access road, public parking spaces, rubble container, drop off area and an area for small recyclates. It will improve site user experience on site by minimising site closure and reducing congestion and queueing time and improve safety.

A 'real time' webcam has been installed to enable queuing times to be monitored giving users the opportunity to postpone their visit which will be accessible via the Veolia and SBC website.

The site currently has the capacity for '5' vehicles and this will be increased to '20' vehicles, thus encouraging more users.

Paul Terry advised the traffic solution could not be resolved within their department. However, should members have suggestions to improve traffic flow, he would be more than happy to direct these to the relevant department within SBC.

In March/April 2016 SBC will be able to evaluate how successful the re-design of the site has been.

SBC are urging residents to decide whether they really need to visit the site and to maximise usage of the kerbside service provided by Veolia. For missed collections and other issues, the public are advised to contact SBC's Customer Service Number: 01702 215006.

The team reiterated that commercial waste cannot be accepted as disguised household waste at the site.

Cllr Parker thanked the team for attending the meeting and clarifying/answering questions from committee members.

***The meeting opened at 7.45 pm***

175. APOLOGIES FOR ABSENCE

Cllr Declan Mulroney

176. DECLARATION OF MEMBERS' INTERESTS

***Cllr Carole Mulroney declared a non-pecuniary interest in Minutes 181, 182, 184 and 186 as a member of the Leigh Society Committee.***

***Cllr Donald Fraser declared a non-pecuniary interest in Minute 187 as a relative lived nearby.***

177. LICENSING APPLICATIONS

None

178. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning, Highways and Licensing Committee Meeting held on the 13<sup>th</sup> October 2015 were agreed and signed as a correct record.

PLANNING APPLICATIONS

179. LOS/15/0294 SOS/15/01692/PA3COU

**83 ELM ROAD, LEIGH-ON-SEA, SS9 1SP (Elms Ward)**

Change of use from office use (Class B1a) to two self-contained flats (Class C3) (Prior Approval).

Appendix 2 to the agenda was a report by the Town Clerk explaining the issues of this application in relation to the Community Centre. The Council was a consultee as an adjoining occupant.

***The Town Clerk spoke to the report.***

**Objection**

The Committee objected to the proposed change of use as the proximity of residential units next to the Leigh Community Centre is likely to affect its amenity value as a Community Asset to the community.

Leigh-on-Sea Town Council request Southend-on-Sea Borough Council to apply the National Planning Policy Framework (NPPF) outlined in Appendix 2 and take cognisance of the emerging examples of Supplementary Planning Guidance.

The Committee delegated authority to the Town Clerk to negotiate a possible 'Deed of Easement of Noise' with the Developer which would cover succeeding occupiers/owners if this is appropriate.

180. LOS/15/0290 SOS/15/01507/FUL

**76 STATION ROAD, LEIGH-ON-SEA, SS9 1SU (Elms Ward)**

Install external staircase at rear (Retrospective).

***The meeting was adjourned to hear an objection from a member of the public.***

**No Objection**

However, the Borough Council is asked to note that the structure has been built very close (maybe attached) to the neighbour's boundary fence, therefore making it difficult for the fence to be maintained.

**Cllr Patrick Fox arrived at 8.15pm**

181. LOS/15/0282 SOS/15/01682/TCA  
**15 THE TERRACE, LEIGH-ON-SEA, SS9 2DF (St Clement's Ward)**  
Fell three laburnum and one sycamore tree (Application for works to trees in a Conservation Area).

**Objection**

The Committee are extremely concerned at the loss of so many trees in this natural area and therefore object.

If consent is granted, the lost trees should be replaced on a 'two for one' basis with indigenous trees.

182. LOS/15/0283 SOS/15/01662/TPO  
**15 THE TERRACE, LEIGH-ON-SEA, SS9 2DF (St Clement's Ward)**  
Fell one prunus, two elder, two sycamore and two elm trees and prune one holly, one oak and two prunus trees (Application for works to trees covered by a Tree Preservation Order).

**Objection**

The Committee are extremely concerned at the loss of so many preserved trees in this area and therefore object.

If consent is granted, the lost trees should be replaced on a 'two for one' basis with indigenous trees.

183. LOS/15/0298 SOS/15/01272/FUL  
**1163 LONDON ROAD, LEIGH-ON-SEA, SS9 3JE (St James Ward)**  
Change of use from storage (Class B8) to café/restaurant/day nursery (Class Sui Generis), alter front elevation, demolish side extension, alter side elevation, form new entrance to a side, re roof, erect canopy, erect fences, layout play area, bin store, cycle store, car parking spaces and form vehicular access on to Scarborough Drive.

**Objection**

Potential parking and traffic problems will be caused at drop-off and pick-up times and double yellow lines will force vehicles to park on Scarborough Drive and the London Road.

184. LOS/15/0286 SOS/15/01571/FULH  
**15 CANVEY ROAD, LEIGH-ON-SEA, SS9 2NN (Thames Ward)**  
Replace metal Crittall and PVC-U windows to front and side elevations with powdered coated aluminium windows.

**No Objection**

Providing the design of the replacement windows is in keeping with the Conservation Area.

185. LOS/15/0287 SOS/15/01582/FULH  
**96 MARINE PARADE, LEIGH-ON-SEA, SS9 2NL (St Clement's Ward)**  
Erect hip to gable roof extension to form habitable accommodation in roof and install rooflights to front and rear.

**Objection**

The increased height of the roof is out of keeping with the existing street scene.

186. LOS/15/0288 SOS/15/01627/FULH  
**9 LEIGH PARK ROAD, LEIGH-ON-SEA, SS9 2DU (St Clement's Ward)**  
Install canopy to entrance and terrace at first floor level and canopy to rear.
- No Objection**
187. LOS/15/0289 SOS/15/01606/AMDT  
**LAND AT FORMER 74 UNDERCLIFF GARDENS, LEIGH-ON-SEA, SS9 1ED (Leigh Road Ward)**  
Application to vary condition 02 (Approved Plan) Drawing Number B500 to increase the depth of the first floor rear (estuary facing) balcony of Planning Permission 10/00554/FUL dated 25th May 2010 (retrospective).
- This application has been declared 'invalid' by SBC and was deferred to a future Planning Meeting.***
188. LOS/15/0291 SOS/15/01686/FULH  
**22 HENRY DRIVE, LEIGH-ON-SEA, SS9 3QQ (Highlands Ward)**  
Demolish existing garage, erect part single/part two storey side and rear extension with Juliette Balcony at rear (Amended Proposal).
- No further comments**
189. LOS/15/0292 SOS/15/01594/FUL  
**29 TATTERSALL GARDENS, LEIGH-ON-SEA, SS9 2QS (Thames Ward)**  
Erect part single/part two storey rear extension and erect garage at rear (Amended Proposal).
- Objection**
- The Committee consider that the previous Southend-on-Sea Borough Council reasons for refusal remain valid and are supported.
190. LOS/15/0295 SOS/15/01706/FULH  
**89 CRESCENT ROAD, LEIGH-ON-SEA, SS9 2PG (Thames Ward)**  
Form hipped to gable roof, erect roof extension to rear and erect part single/part two storey rear extension and raised decking to rear.
- Objection**
- The proposed structure is too bulky, of poor design, out of character and over dominant in this location.
191. LOS/15/0296 SOS/15/01631/ADV  
**91-93 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JL (Leigh Road Ward)**  
Install non-illuminated fascia sign.
- Although this address does not fall within the boundary of Leigh-on-Sea Town Council, the Committee feel the style of signage/shopfront is out of character within this parade of shops.
192. LOS/15/0297 SOS/15/01630/FUL  
**91-93 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JL (Leigh Road Ward)**  
Install new shopfront (Amended Proposal).
- Although this address does not fall within the boundary of Leigh-on-Sea Town Council, the Committee feel the style of signage/shopfront is out of character within this parade of shops.
193. LOS/15/0299 SOS/15/01675/FULH  
**127 SOUTHSEA AVENUE, LEIGH-ON-SEA, SS9 2BH (Elms Ward)**  
Erect single storey rear extension.
- No Objection**

***Cllr Carole Mulroney advised although she resides in this road, she does not know the applicant.***

194. LOS/15/0300 SOS/15/01553/FUL  
**29 MARINE PARADE, LEIGH-ON-SEA, SS9 2NA (Herschell Ward)**  
Replace windows to rear at first floor level with bi-folding doors and install Juliette Balcony, alter elevations.

**No Objection**

195. LOS/15/0301 SOS/15/01760/TEL  
**02 TELECOMMUNICATIONS SITE AT 1565, LONDON ROAD, LEIGH-ON-SEA, SS9 2SF (Highlands Ward)**  
Replace existing 10m dual-purpose telecommunications lamppost with 12.88m dual-purpose telecommunications lamp post with equipment cabinet and associated works.

**No Objection**

However, the Committee felt the Telephone Cabinets should blend in with the existing street scene, in a lighter colour and be as unobtrusive as possible.

Members were concerned that these cabinets were starting to be used for advertising which is a detraction to the street scene and would request the Borough Council to take appropriate action.

196. LOCAL BUS SERVICE NETWORK REVIEW CONSULTATION  
Leigh-on-Sea Town Council will be directly affected by two of the proposals for the Rochford District.

The Committee thanked Cllr Donald Fraser for his report which was ratified by all members.

Southend-on-Sea Borough Council will be informed accordingly.

197. PARKING/SPEED LIMITS ON THE MARINE ESTATE  
Appendix 1 – Letter from Resident

Members noted Southend-on-Sea Borough Council is currently carrying out an in depth scrutiny investigation into the introduction of 20mph speed restrictions on residential roads.

A response will be sent to the resident concerned.

198. REPLACEMENT LAPTOP REQUIRED FOR PLANNING APPLICATIONS

**RESOLVED:**

To purchase a replacement laptop and Office software at a cost of £549.97 and £229.99 respectively. The costs to be taken £500.00 from Planning Equipment Budget and the remainder from the Office IT Budget.

***Meeting closed at 9.25pm***