



Leigh-on-Sea Town Council

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Chairman: Cllr Paul Gilson | **Vice Chairman:** Cllr Andrew Wilkins

Town Clerk: Helen Symmons PSLCC



MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 1st JUNE 2021
HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: David Bowry, Vinice Cowell, Doug Cracknell (Chairman), Paul Gilson, Emma Mills and James Preston

Absent: Cllrs: Keith Evans, Alan Hart and Andy Wilkins

In Attendance: Helen Symmons (Town Clerk)

The meeting opened at 7.30pm

1. APOLOGIES FOR ABSENCE

Cllrs Keith Evans and Alan Hart

2. DECLARATION OF MEMBERS' INTERESTS

There were none

3. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 11th May 2021 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

4. LICENSING APPLICATIONS

a) 21/01009/LAPREM

TRULEIGH SCRUMPTIOUS LIMITED, 95-97 BROADWAY WEST, LEIGH-ON-SEA, ESSEX SS9 2BU

Application for a new premises licence to supply Alcohol for the consumption on & off the premises:
Sunday to Thursday 08:00hrs – 18:00hrs
Thursday to Saturday 08:00hrs – 22:30hrs
Representations must be received by 9th June 2021.

The application was discussed by the Committee and **RESOLVED NO OBJECTION.**

b) 21/00968/LAPREM

JUST WING IT, 1070 LONDON ROAD, LEIGH-ON-SEA, ESSEX SS9 3NA

Application for a new premises licence to supply Alcohol for the consumption On & Off the premises:
Sunday to Thursday 13:00hrs – 21:00hrs
Friday to Saturday 13:00hrs – 22:00hrs
Representations must be received by 11th June 2021.

The application was discussed by the Committee and **RESOLVED NO OBJECTION.**

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.**

5. LOS/21/0137 SOS/21/00906/FUL **(THAMES WARD)**

137 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2RB

Demolish existing garage and carport and erect residential annexe to rear of property.

The application was discussed by the Committee and **RESOLVED TO OBJECT**, as 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 rear garden scene and street scene in the immediate area. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. Additionally, the proposal would adversely impact upon the amenity and privacy of the neighbouring property on Marine Parade and The Town Council considers the naturally occurring gaps between buildings to be an important part of the street scene. This proposal will contribute to the sensation of being hemmed in and a general overdevelopment.

The proposal is therefore unacceptable and is in direct contravention of 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).

6. LOS/21/0144 SOS/21/00930/FUL **(ST CLEMENTS WARD)**

37 BROADWAY, LEIGH-ON-SEA ESSEX, SS9 1PA

Erect single-storey side extension at ground floor level, erect two-storey rear extension and hipped to gable roof extension with dormers to side to form 3 self-contained dwellings and extend existing ground floor commercial unit, veranda to side first-floor level, rooflights to side elevations, separate commercial/residential bin store areas, cycle and parking to rear (amended proposal).

The application was discussed by the Committee and **RESOLVED TO OBJECT** as this proposal will constitute as back land/infill development and is in direct contravention of DM3 as it will create a detrimental impact upon the living conditions and amenity of future occupants. The proposal does not add to the overall quality of the area and respect the character of the site, its local context and surroundings and therefore this application is in contravention of policies DM1 of the Development Management Document (2015).

There is also concern with the lack of additional car parking spaces being provided, but also the loss of an existing car parking space in an area already suffering with parking stress to the detriment of residential amenity, highway safety and free-flow of traffic. This is unacceptable and detrimental to the National Planning Policy Framework (2018).

7. LOS/21/0155 SOS/21/00909/FULH (THAMES WARD)

[77 MARINE PARADE, LEIGH-ON-SEA, ESSEX, SS9 2NL](#)

Form vehicular access on to marine parade and Harley Street.

The application was discussed by the Committee and **RESOLVED TO OBJECT** to the vehicular access onto Harley Street, due to the close proximity to the junction of Marine Parade and Harley Street. This would be a safety concern for both other road users and pedestrians on Harley Street. Additionally, with only 8322mm from the Marine Parade junction this would be less than the 10m from a junction with high pedestrian movement and therefore in contravention to the Southend Borough Council Vehicle Crossing Policy.

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

• LOS/21/0138 SOS/21/00903/FULH (THAMES WARD)

[28 HARLEY STREET, LEIGH-ON-SEA, ESSEX, SS9 2NJ](#)

Erect first floor rear extension with balcony to rear.

• LOS/21/0139 SOS/21/00912/AMDT (BONCHURCH WARD)

[1259 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2AF](#)

Application to vary condition 02 (approved plans) replace plan numbers 200 rev d, 201 rev c, 202, 203, 204 rev c and 205 with plan numbers 200 rev e, 201 rev d, 202, 203, 204 rev d and 205 - relocate cycle storage to rear of site due to right of way issues and utilise space for a second bedroom to flat 2 -(minor material amendment of planning permission 19/00377/FUL dated 23.04.2019)

• LOS/21/0140 SOS/21/00916/FULH (THAMES WARD)

[111 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PB](#)

Erect single storey rear extension, extend existing garage to rear and part convert into office space (amended proposal)

• LOS/21/0141 SOS/21/00876/FUL (BONCHURCH WARD)

[SOPER MOTORCYCLES 1335 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2AB](#)

Erect single storey rear extension to form additional floor space to existing commercial unit (a1) (use class e), use of ground floor commercial space as(a2)(use class e), erect rear extensions at first floor and roof level and convert first floor and roof space into self-contained flat (class c3), install balcony to front, lay out garden space with associated bin and cycle stores.

• LOS/21/0142 SOS/21/00927/FUL (ST CLEMENTS WARD)

[ST CLEMENTS COURT EAST BROADWAY WEST, LEIGH-ON-SEA, ESSEX, SS9 2BS](#)

Erect single storey front extension and alter/infill existing entrance lobby, install new rear fire exit door to first floor with associated safety balustrade to rear roof.

• LOS/21/0143 SOS/21/00831/AMDT (LEIGH ROAD WARD)

[THE CORONA 258 LEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 1FR](#)

Application to vary condition 02 (approved plans) - replace plan numbers 05, 06, and 07 with 3123/02 and 3123/03 - minor changes to front elevation (minor material amendment to planning permission 18/00484/FULM - 03/07/2018)

• LOS/21/0145 SOS/21/00941/FULH (BONCHURCH WARD)

[ALFOXDEN HOUSE 7 BELFAIRS CLOSE, LEIGH-ON-SEA, ESSEX, SS9 3AL](#)

Erect single storey side and rear extension.

• LOS/21/0146 SOS/21/00875/FULH (BONCHURCH WARD)

[42 BELFAIRS DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3AA](#)

Erect single storey rear extension.

• LOS/21/0147 SOS/21/00803/FULH (THAMES WARD)

[29 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN](#)

Form boundary wall to rear and sides.

- LOS/21/0148 SOS/21/00977/TPO **(ST JAMES WARD)**
[128 BLENHEIM CHASE, LEIGH-ON-SEA, ESSEX, SS9 3BT](#)
Reduce crown by 25% (15-20 feet / 4.57-6.1 metres) in height and sides and prune one oak tree in rear garden and remove all deadwood (works to trees resubject to a tree preservation order)
- LOS/21/0149 SOS/21/00947/AMDT **(LEIGH ROAD WARD)**
[31 GRAND PARADE, LEIGH-ON-SEA, ESSEX, SS9 1DX](#)
Application to vary condition 15 (construction method statement construction logistics plan and construction traffic management plan) - amend working hours to 07:00-18:00 Monday to Friday and 08:00-14:30 Saturday and delivery hours to 09:30-17:30 Monday to Friday and 09:00-14:00 on Saturdays (minor material amendment of planning application 20/00573/ad dated 20th April 2020 and 15/01792/FUL allowed on appeal dated 06.02.2017)
- LOS/21/0150 SOS/21/00981/FULH **(THAMES WARD)**
[252 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2QY](#)
Single storey rear extension, extend balcony to first floor rear and add privacy screening.
- LOS/21/0151 SOS/21/00976/FULH **(ELMS WARD)**
[22 CRANLEIGH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1SY](#)
Form new pitched roof on existing rear extension (part-retrospective)
- LOS/21/0152 SOS/21/00770/FULH **(ELMS WARD)**
[35 RONALD HILL GROVE, LEIGH-ON-SEA, ESSEX, SS9 2JB](#)
Enlarge dormers to rear.
- LOS/21/0153 SOS/21/00984/FULH **(BONCHURCH WARD)**
[276 MANCHESTER DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3ES](#)
Erect single storey rear extension.
- LOS/21/0154 SOS/21/00538/FUL **(ST CLEMENTS WARD)**
[THE DEN VICTORIA WHARF HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2GD](#)
Install timber plank deck slipway on piles to extend existing concrete slipway to bed level, install a steel tubular pile to support a new mechanical davit crane, install 7no brackets on raked wharf wall to support a grp mesh deck and a modular boarding pontoon.

The meeting closed at 19.48pm