



# Leigh-on-Sea Town Council

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**Chairman:** Cllr Doug Cracknell | **Vice Chairman:** Cllr Keith Evans

**Town Clerk:** Helen Symmons PSLCC



MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE  
TUESDAY 16<sup>th</sup> NOVEMBER 2021  
HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: David Bowry, Vinice Cowell, Doug Cracknell, Emma Mills (from Minute 100) and James Preston

Absent: Cllrs: Keith Evans, Paul Gilson and Alan Hart

In Attendance: Helen Symmons (Town Clerk) Ingmar Lindberg-Jones (Admin Assistant)

***The meeting opened at 7.30pm***

98. APOLOGIES FOR ABSENCE

Cllrs Alan Hart, Paul Gilson and Keith Evans

99. DECLARATION OF MEMBERS' INTERESTS

***There were none***

100. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 26<sup>th</sup> October 2021 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

***Cllr Emma Mills joined the meeting***

101. PUBLIC REPRESENTATIONS

There were none

102. LICENSING APPLICATIONS

**AVTRONIC LTD T/A LHEAS OFF LICENCE 1191 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 3JB**

Ref: 21/02345/LAPREM

*Application to vary the Licence to supply Alcohol for the consumption Off the premises: -*

*The current licence is: -*

*Monday to Saturday: 11:00 - 23:00*

*Sunday: 11:00 - 22:30*

*This Application to vary the hours to permit the supply of Alcohol Monday to Sunday 00:00 – 24:00 (24 hours a day, 7 days a week)*

This application had a response date 14<sup>th</sup> November 2021 and so was responded to under Standing Order 30. Leigh Town Council **OBJECT** to the application on the prevention of public nuisance and crime and disorder and feel there is no justification to extend the existing licensing hours.

This establishment is opposite the Elms Pub and less than half a mile from another shop with a 24/7 licence to sell alcohol (Jays 24 Hour Convenience) and is surrounded by a densely populated residential area. By increasing the license of the establishment to 24 hours 7 days a week, we believe it would lead to an increase in the noise disturbance to residents, with potential sleep loss for both children and adults.

Signed/Intialled

Dated

The closeness to the Elms Pub has the potential for late night drinkers to visit the store after the pub closes. Already there are reports of anti-social behaviour in the area late at night and we believe the extension of hours to the licence will add to this. Late night revellers will be enabled to purchase more alcohol which could be consumed on their way home, leading to more noise implication for a wider area, littering and public urination. We are aware that local residents have had had to repeatedly report noise and disturbance issues emanating from Jays 24 Hour Convenience store which is located just along the London Road from this establishment. Local police are aware of the issues raised by residents. To approve an additional 24/7 alcohol licence in this residential area would be unjustified and unfair to the local residents and Leigh Town Council seeks to prevent further public nuisance and crime and disorder issues by strongly objecting to this application.

**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.**

103. LOS/21/0327                                  SOS/21/02060/FUL                                  **(HIGHLANDS WARD)**  
[1585 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2SG](#)

Hipped to gable roof extension with dormer to rear to form one self-contained flat in loft space, erect external staircase to rear/side for access to flat.

The committee discussed the application and **RESOLVED TO OBJECT**. The application does not contribute positively to the space between buildings, due to the height and scale to its immediate neighbours. It is not a suitable form of development and will have an effect on the energy and resource in the area. The application does not optimise the use of land in a sustainable manner that responds positively to local context and will lead to over-intensification, which would result in undue stress on local services and infrastructure, including transport capacity.

104. LOS/21/0329                                  SOS/21/02095/FULH                                  **(HERSCHELL WARD)**  
[61 MARINE AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2JD](#)

Erect hip to gable roof extension with rear dormer and juliet balcony, roof lights to front and alter side elevation.

The committee discuss the application and **RESOLVED TO OBJECT**. The proposed development by reason of its design, height, scale and bulk will still appear as an overly dominant and incongruous addition that is out of keeping with and detrimental to the street scene and rear garden scene by virtue of its corner location.

105. LOS/21/0330                                  SOS/21/02113/FULH                                  **(ST CLEMENTS WARD)**  
[57 LEIGHTON AVENUE, LEIGH-ON-SEA, ESSEX, SS9 1QB](#)

Erect single storey side/rear extension (amended proposal)

The committee discuss the application and **RESOLVED TO OBJECT**. The proposal would by reason of its depth, height and position, including its proximity to the shared boundary create an unacceptable loss of light and outlook and an undue sense of enclosure significantly harmful to the amenities of occupiers of the neighbouring ground floor dwelling at No.55 Leighton Avenue. This would be unacceptable and contrary to

the National Planning Policy Framework (2021), Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1 and DM3 of the Development Management Document (2015) and guidance contained within the Design and Townscape Guide (2009).

106. LOS/21/0331 SOS/21/02120/FULH (ELMS WARD)  
[22 SOUTHSEA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2AX](#)  
Erect dormer to rear with juliette balcony to form habitable accommodation in the loftspace, erect single storey side/rear extension and install bay window to front.

The committee discussed the application and resolved **NO OBJECTION**.

107. LOS/21/0333 SOS/21/02137/FUL (THAMES WARD)  
[1378 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2UH](#)  
Install new pitched roof with dormer to rear to form habitable accommodation in the loftspace.

The committee discuss the application and **RESOLVED TO OBJECT**. 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 street scene. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. It is contrary to both Core Strategy and Development Management policies. This application is sited in a row of shops that has a specific architectural design and the proposed development would destroy the appearance of this in the public realm.

108. LOS/21/0335 SOS/21/02156/FULH (ST CLEMENTS WARD)  
[20 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EN](#)  
Erect part single/part two storey rear extension with alterations to existing terrace.

The committee discuss the application and **RESOLVED TO OBJECT**. The proposal of the 1<sup>st</sup> floor extension would by reason of its depth, height and position including its proximity to the shared boundary of the terraces, create a loss of light in the late afternoon and be harmful to the amenities of occupiers of the neighbouring No. 19 High Street. The proposed cladding is not in keeping with the rest of the properties in that section of the conservation area.

109. LOS/21/0338 SOS/21/02163/FULH (HERSCHELL WARD)  
[88 HERSCHELL ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PU](#)  
Hip to gable roof extension to rear with rear facing enclosed balcony to form habitable accommodation in the loftspace, erect single storey extensions to the rear and side, extend existing detached garage to rear and convert into habitable accommodation.

The committee discussed the application 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 and detrimental to the character appearance of the original bungalow 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. The Council do not wish a precedent to be set in this bungalow street scene. It will have a harmful effect on the amenity of the neighbouring bungalow with regard to privacy and overlooking.

110. LOS/21/0341 SOS/21/02049/FULH (ST CLEMENTS WARD)  
[16B CLIFF PARADE, LEIGH-ON-SEA, ESSEX, SS9 1AS](#)  
Replace existing front dormer, replace existing roof, replace existing flat roof to front with gable roof, replace windows to front and sides and install french doors to side and bi-fold doors to front, form raised deck area to front with associated fenestration (amended proposal)

The committee discussed the application and resolved **NO OBJECTION**.

111. LOS/21/0343 SOS/21/02179/FULH (THAMES WARD)  
[47 TATTERSALL GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2QS](#)  
 Erect single storey side/rear extension with roof lantern, form first floor balcony to rear.

The committee discussed the application and **RESOLVED TO OBJECT**. The rear extension is overbearing and is not respectful and subservient to the original property. It is therefore contrary to Policy DM3 but also to Policy DM1 in that it does not protect the amenity of its immediate neighbours having regard to privacy and overlooking.

112. LOS/21/0344 SOS/21/02180/FULH (THAMES WARD)  
[47 TATTERSALL GARDENS LEIGH-ON-SEA ESSEX SS9 2QS](#)  
 Hip to gable roof extension with dormer to rear to form habitable accommodation in the loftspace.

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 destroy the design of the building. This property is a semi-detached house that has a specific architectural design in symmetry with the neighbouring property. This application would destroy the appearance of that design.

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

- LOS/21/0328 SOS/21/01560/FULH (ST CLEMENTS WARD)  
[11 LEIGH PARK ROAD, LEIGH-ON-SEA, ESSEX, SS9 2DU](#)  
 Install new window into front gable.
- LOS/21/0329 SOS/21/02099/FULH (HIGHLANDS WARD)  
[49 HENRY DRIVE LEIGH-ON-SEA ESSEX SS9 3QF](#)  
 Erect single storey rear extension.
- LOS/21/0332 SOS/21/02136/FULH (HIGHLANDS WARD)  
[27 WOODLANDS PARK, LEIGH-ON-SEA, ESSEX, SS9 3TX](#)  
 Erect single storey side/rear extension.
- LOS/21/0334 SOS/21/02155/FUL (HIGHLANDS WARD)  
[HIGHLANDS COURT, LONDON ROAD, LEIGH-ON-SEA, ESSEX](#)  
 Erect 2m timber fence to rear of parking lot.
- LOS/21/0336 SOS/21/02161/TPO (HERSCHELL WARD)  
[4 HAZEL CLOSE LEIGH-ON-SEA ESSEX SS9 2UG](#)  
 Remove overhanging lower branches from one oak tree t4 in rear garden next to school playground (application for works to trees covered by a tree preservation order)
- LOS/21/0337 SOS/21/02158/FULH (THAMES WARD)  
[290 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2QY](#)  
 Install dormer to rear with juliette balcony to form habitable accommodation in the loftspace, erect single storey rear extension, convert existing garage into habitable accommodation and alter elevations.
- LOS/21/0339 SOS/21/02166/FULH (ELMS WARD)  
[73 PALL MALL, LEIGH-ON-SEA, ESSEX, SS9 1RQ](#)  
 Extend existing detached garage to rear and replace existing roof with new pitched roof.
- LOS/21/0340 SOS/21/02071/FULH (HIGHLANDS WARD)  
[21 AGNES AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3SX](#)  
 Erect single storey rear extension.
- LOS/21/0342 SOS/21/02178/FULH (HERSCHELL WARD)  
[78 GRANGE ROAD, LEIGH-ON-SEA, ESSEX, SS9 2HT](#)  
 Form gable extension to front and install dormer to rear to form habitable accommodation in the loftspace, erect single storey rear extension, erect porch to front and alter elevations.
- LOS/21/0345 SOS/21/02175/FUL (HIGHLANDS WARD)

