



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 7th DECEMBER 2021
HELD AT LEIGH COMMUNITY CENTRE

Present: Cllrs: David Bowry, Doug Cracknell, Keith Evans, Paul Gilson, and Emma Mills

Absent: Cllrs: Vinice Cowell, Alan Hart and James Preston

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

The meeting opened at 7.31pm

114. APOLOGIES FOR ABSENCE

Cllrs Cowell, Hart and Preston

115. DECLARATION OF MEMBERS' INTERESTS

There were none

116. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 16th November 2021 were **AGREED** to have been an accurate record of the meeting and were signed by the Chairman.

117. PUBLIC REPRESENTATIONS

There were none

118. LICENSING APPLICATIONS

NATURAL BITES, 3, BELTON CORNER, MARINE PARADE, LEIGH-ON-SEA, SS9 2HP

New application for the provisions to supply Alcohol for consumption on and off the premises. Monday to Sunday 08:00am to 11:00pm.

Following discussion, the Committee **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

Signed/Intialled

Dated

PLANNING SECTION 3

APPLICATIONS WHERE THE COUNCIL HAS RECEIVED OBJECTIONS FROM THE PUBLIC OR THAT HAVE BEEN "CALLED IN" BY A COUNCILLOR FOR CONSIDERATION.

119. LOS/21/0355 SOS/21/02160/FUL (ST CLEMENTS WARD)
[RESTAURANT 56 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1AG](#)
 Extend existing outbuildings to rear (retrospective)

Following discussion, the Committee **RESOLVED TO OBJECT** as the extension was built for additional storage space during covid. Due to covid the hospitality industry was closed for most of that period and the council can see no need to have the additional storage now. It is a poorly designed addition with materials used that suggest it was a temporary addition. This substantiates the applicant's reason for it being built in the first place and therefore the structure is no longer relevant.

120. LOS/21/0356 SOS/21/02231/FULH (HIGHLANDS WARD)
[12 EWAN CLOSE LEIGH-ON-SEA ESSEX SS9 3RB](#)
 Raise ridge height, erect hip to gable roof extension, erect single storey side and rear extension, first floor side extension, erect dormer to rear with Juliette balcony, alter elevations.

Following discussion, the Committee **RESOLVED TO OBJECT** as by reason of its design, size, bulk and mass it does not protect the amenity of the site, immediate neighbours, and surrounding area, with regard to privacy, overlooking, outlook and visual enclosure. The proposal is therefore unacceptable and contrary to 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).

121. LOS/21/0360 SOS/21/02275/FUL (ST CLEMENTS WARD)
[THE PETER BOAT INN 27 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EN](#)
 Install retractable awning, erect single storey front extension to reconfigure existing entrance, erect smoking shelter and timber bin store and raise height of western and southern boundary wall.

Following discussion, the Committee **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 street scene and wider conservation area. The proposal is therefore unacceptable and contrary to 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).

It is pleasing to see in the application the car park being restored and the Council have no objection to that element of the application as long as there is a condition that it remains a car park even during seasonal high footfall.

122. LOS/21/0361 SOS/21/02241/FULH (LEIGH ROAD WARD)
[20 MARGUERITE DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1NW](#)
 Erect garden shelter to rear boundary (part retrospective)

Following discussion, the Committee **RESOLVED TO OBJECT** as the proposed development by reason of its size, scale and form will appear as an overly dominant and incongruous addition to the rear garden scene and is out of keeping and detrimental to the immediate area. It does not protect the amenity of the site, immediate neighbours and surrounding area. It is therefore contrary to Policy DM3 but also to Policy DM1.

123. LOS/21/0364 SOS/21/02293/FULH (LEIGH ROAD WARD)
[13 SOMERVILLE GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1DD](#)
 Erect single storey extension to west side, two storey extension to south side, install balcony, loft conversion and Juliette balcony, alter elevations.

Following discussion, the Committee **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

