



# Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288  
[council@leighonseatowncouncil.gov.uk](mailto:council@leighonseatowncouncil.gov.uk) [www.leighonseatowncouncil.gov.uk](http://www.leighonseatowncouncil.gov.uk)

Chairman:..Cllr Caroline Parker  
Vice Chairman:..Cllr Paul Lawrence  
Town Clerk:..Paul Beckerson



QUALITY  
TOWN  
COUNCIL

## MINUTES OF THE MEETING OF THE PLANNING & LICENSING COMMITTEE HELD ON TUESDAY, 14<sup>TH</sup> MAY 2013 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Syrie Cox, Donald Fraser, Paul Lawrence (Until Min 6), and Caroline Parker (From Min 6)

In Attendance: Susan Marx (Receptionist & Administrator) 5 members of the public

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

2. ELECTION OF VICE CHAIRMAN  
Cllr Syrie Cox was elected Vice Chairman of the Planning & Licensing Committee.
3. APOLOGIES FOR ABSENCE  
Cllr Richard Herbert
4. DECLARATIONS OF MEMBERS' INTERESTS  
***Cllr Donald Fraser declared a non-pecuniary interest in minutes 10, 11, 15, 17, 18 as a member of the Leigh Society Committee.***  
***Cllr Margaret Cotgrove declared a non-pecuniary interest in minutes 8 as she is known to the applicants and 12 as a near neighbour of the applicants.***
5. MINUTES OF THE PREVIOUS MEETING  
The minutes of the Planning Meetings held on the 23<sup>rd</sup> April and 8<sup>th</sup> May 2013 were signed as a correct record. The minutes of the Licensing Committee held on the 26<sup>th</sup> March 2013 were signed as a correct record.
6. LICENSING APPLICATIONS  
Two Licensing applications had been received after the publication of the agenda:

#### **a) Shima Tandoori - 56 The Broadway, Leigh on Sea, SS9 1AG**

Application for a new Premises licence The application is to permit the sale by retail of alcohol on and off the premises between the hours of 10:00 am to 00:00 am on Monday to Saturdays and between 12 noon and 23:30 pm on Sunday, Christmas Day and Good Friday, to provide late night refreshment on Mondays to Saturdays from 23:00 to 00:30am on the following days and between 12:00 noon and 00:00 am on Sunday, Christmas Day and Good Friday. To provide recorded music between 10:00 am and midnight Monday to Saturday and between 12:00 noon and 23:30 on Sunday, Christmas Day and Good Friday.

The Town Clerk under delegated powers raised an **Objection** on the grounds of **Public Nuisance**:

1. The Council object to the extension of the licensing area to include tables and chairs in front of the premises, this would cause noise and disturbance to the neighbouring residential properties.
2. Other premises within the vicinity have to stop the service of alcohol externally after 21.00 or earlier, if the licensed area is extended the Council would wish to see a similar condition imposed to avoid late night disturbance to neighbouring residents.
3. The Council are objecting to the Off Sales element after 21.00 and sees no reason why a restaurant would require one.

**b) TBA (Formerly Oasis) - 21a Leigh Broadway, Leigh on Sea, SS9 1PA**

Application for a new Premises licence for the supply of alcohol off the premises on Sundays to Thursdays from 09:00 to 18:00 and on Fridays and Saturdays from 09.00 to 20.00. On the following special days and the day immediately preceding them the hours shall be 09.00- 20.00:- Valentine's Day, Mother's Day, Father's Day, Christmas Eve and New Year's Eve.

Members discussed the applications, expressed a view and delegated the responses to the Town Clerk in consultation with the Chairman.

The Town Clerk under delegated raised **no objection** to this application.

**Cllr Caroline Parker joined the meeting at 7.40pm**

**Cllr Paul Lawrence left the meeting at 7.45 pm**

PLANNING APPLICATIONS

7. LOS/13/0093 SOS/13/00392/FUL

**49 MARINE PARADE, LEIGH-ON-SEA, SS9 2NB (Herschell Ward)**

Change of use from two self-contained flats to dwelling house, demolish existing two storey rear extension, raise roof and erect part single/part two storey rear extension with balcony.

**Objection**

The increase in the roof height would not look appropriate and, with the extra dormer/balcony feature in the front roof, would detract from and overpower the attractive circular 'tower' feature on the corner.

The proposed Juliette balcony and full-height windows at first floor could cause real and/or perceived overlooking of the private gardens of its neighbours, more than ordinary windows.

8. LOS/13/0094 SOS/13/00452/FULH

**24 MARINE CLOSE, LEIGH-ON-SEA, SS9 2RE (Thames Ward)**

Erect two storey front, side and rear extension, insertion of dormer windows, form porch to front, alterations to elevations and form new vehicular crossover (Amended Proposal).

**No Objection**

9. LOS/13/0098 SOS/13/00426/FULH

**6 HERSCHELL ROAD LEIGH-ON-SEA, SS9 2NH (Herschell Ward)**

Alterations and extension to existing garage to form studio.

**No Objection**

10. LOS/13/0103 SOS/13/00477/EXT

**GRAND HOTEL, BROADWAY, LEIGH ON SEA, SS9 1PJ (St Clements Ward)**

Alterations to elevations, form disabled access ramp to side elevation, form terrace with seating areas and form additional vehicular access onto Leighton Avenue (Application to extend the time limit for implementation following planning permission 10/00421/FUL dated 04/05/2010 and 10/0144/FUL dated 23/09/2010).

**No Objection**

11. LOS/13/0105 SOS/13/00513/CAC

**THE BELL HOTEL AND LAND ADJACENT 20 LEIGH HILL, LEIGH ON SEA, SS9 2DN (St Clements Ward)**

Demolish garage and store buildings (Conservation area consent).

**No Objection**

12. LOS/13/0094 SOS/13/00452/FULH  
**24 MARINE CLOSE, LEIGH-ON-SEA, SS9 2RE (Thames Ward)**  
Erect two storey front, side and rear extension, insertion of dormer windows, form porch to front, alterations to elevations and form new vehicular crossover (Amended Proposal).
- No Objection**, but we would ask for the soft landscaping at the front to be required and maintained by condition.
13. LOS/13/0095 SOS/13/00455/FUL  
**89 LEIGHTON AVENUE, LEIGH-ON-SEA, SS9 1PZ (Elms Ward)**  
Erect single storey side and rear extension and alter fire escape at rear.
- No Objection**
14. LOS/13/0096 SOS/12/01486/FUL  
**THE HARRY, 1517 LONDON ROAD, LEIGH-ON-SEA, SS9 2SF(Highlands Ward)**  
Removal of existing ducting and ventilation equipment and the erection of new ducting and ventilation equipment (Retrospective).
- No Objection** Subject to the equipment complying with all relevant guidelines.
15. LOS/13/0097 SOS/13/00309/FUL  
**116 UNDERCLIFF GARDENS, LEIGH-ON-SEA, SS9 1ED (Leigh Road Ward)**  
Demolition of existing bungalow and erect 2 storey dwelling-house.
- No Objection**
16. LOS/13/0099 SOS/13/00328/FUL  
**1595 LONDON ROAD LEIGH ON SEA, SS9 2SG (Highlands Ward)**  
Erect semi-permanent raised decked area to forecourt with barrier enclosure
- Objection**  
This is a secondary shopping frontage along which the public should be able to look in the shop windows. A 2.06 m deck will force people away from the shop fronts at best and at worst create a trip hazard. When the bar is closed it will appear as an incongruous feature blocking the path and, at night, could be dangerous. It is superfluous as there will be barriers in place around the area anyway when it is in use. It appears to have no function.  
There are no other 'permanent' obstructions along this double row of shop fronts.
17. LOS/13/0100 SOS/13/00577/TCA  
**CREEK COTTAGE BILLET LANE, LEIGH ON SEA, SS9 2HR (St Clements)**  
Pruning works to existing Mulberry tree (Application for works to a tree within a conservation area).
- No Objection**
18. LOS/13/0101 SOS/13/00386/FUL  
**LAND REAR OF COCKLE ROW 5 TO 15 HIGH STREET, LEIGH ON SEA, SS9 2EN (St Clements Ward)**  
Install 13 storage containers (retrospective).
- No Objection** - subject to removal of any un-permitted containers and surplus equipment and materials, and the whole area being tidied up and kept tidy.
19. LOS/13/0102 SOS/13/00559/FULH  
**132 OAKLEIGH PARK DRIVE, LEIGH ON SEA, SS9 1RU (Elms Ward)**  
Erect dormers to North and South elevations (retrospective).
- No Objection** - but regret that application was retrospective.

20. LOS/13/0104 SOS/13/00557/FULH  
**88 CRESCENT ROAD, LEIGH ON SEA, SS9 2PG (Thames Ward)**  
Erect single storey rear extension.

**No Objection**

21. LOS/13/0106 SOS/13/00471/FULH  
**244 WESTERN ROAD, LEIGH ON SEA, SS9 2QY (Thames Ward)**  
Erect single storey side and rear extension.

**No Objection**

22. LOS/13/0107 SOS/13/00495/FUL  
**1090 LONDON ROAD, LEIGH ON SEA, SS9 3NA (Elms Ward)**  
Use retail unit (Class A1) and offices (Class B1) as Café (Class A3) (Amended proposal).

**No Objection**

23. LOS/13/0108 SOS/13/00424/FUL  
**1472 LONDON ROAD, LEIGH ON SEA, (Thames Ward)**  
Use retail shop (Class A1) as retail shop/café (Class Sui-Generis)

**No Objection** – subject to the A1 use being maintained and an active and attractive shop front provided (as this is a primary shopping frontage)

***The meeting closed at 9.15pm***