



# Leigh-on-Sea Town Council

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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, 11<sup>TH</sup> MARCH 2014 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Donald Fraser, Paul Lawrence, Caroline Parker

In Attendance: Cllr Carole Mulroney, Sue Marx (Clerk), 8 members of the Public

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

330. APOLOGIES FOR ABSENCE  
Cllr Syrie Cox

331. DECLARATION OF MEMBERS' INTERESTS

***Cllr Donald Fraser declared a non pecuniary interest in minute 334 as he is the Treasurer and Trustee of Leigh Heritage Centre and minutes 343 and 346 as he is a member of The Leigh Society Committee.***

***Cllr Carole Mulroney declared a non pecuniary interest in minutes 343 and 346 as she is a member of The Leigh Society Committee.***

332. MINUTES OF THE PREVIOUS MEETING

**The minutes of the Planning and Licensing Committee Meeting held on the 25<sup>th</sup> February 2014 were signed as a correct record.**

333. SOUTHEND-ON-SEA BOROUGH COUNCIL  
(Various Roads)(Consolidation of Waiting Restrictions) Order 2006 (as amended)  
(AMENDMENT NO. 3) ORDER 2014

Road Traffic Regulations concerning:  
Southsea Avenue  
Lymington Avenue  
Leighville Grove

### **No Objection**

### LICENSING APPLICATIONS

334. **Boatyard** - 8-13 High Street, Leigh on Sea, SS9 2EN

Application for a variation of the premises licence in order to:-

Amend the permitted capacity to 350. - Remove or update unworkable and obsolete conditions.

To add Plays, Films and Boxing and Wrestling to the current regulated entertainment permissions (some exemptions apply). No extension to the existing permitted activities is sought.

## **Objection**

The following comments were made:

Almost doubling the capacity of the venue is necessarily going to increase any current problems.

The High Street is a relatively short narrow road with only one exit and few areas for traffic to pass. There is already a problem with traffic and parking, particularly at the weekends and in the summer, which is a public safety and nuisance issue, but can also become a disorder issue when tempers rise. Increased capacity will increase this problem.

Old Town is a working town with an amount of heavy traffic generated by the existing businesses. During the fishing and cockling seasons, a crane and freight vehicles have to drive along the narrow High Street at any time during the day or night, dependent upon the tides, and have to meet deadlines for the perishables food. There is already a problem with visitors leaving cars anywhere they like, preventing the business traffic getting through and causing unacceptable delays until owners can be found and persuaded to move.

An increase in the capacity at the Boatyard can only exacerbate the parking problem. When the Boatyard obtained a licence, a condition was imposed that required it to provide valet parking away from the High Street to minimise the parking problem. However, this was not continued for long.

This all creates a public nuisance and safety issues.

In the Old Town there are at least 3 scout troops which meet most nights, plus a cadet evening at the Sailing Club; so there are many children of all ages leaving the area during the evening.

Increased capacity will increase traffic and potential danger to the children. There have already been incidents where children from the scouts and St John cadets have come into conflict with, and been intimidated by, drivers of the cars which have become temporarily stuck.

There are already incidents of possibly inebriated people leaving the venues and finding dark areas where they indulge in behaviour inappropriate in public. This is harmful to children.

Removing the necessity for any covers from 8.00pm would effectively turn the venue into a bar and could encourage excessive consumption of alcohol, without food to lessen to effect of it. There are already enough pubs in the area and the effective addition of another will exacerbate any existing law and disorder/public nuisance problems.

Boxing and wrestling matches, and films of them, tend to encourage the competitive spirit in the audience and they can become 'hyped up' as they encourage their favourite. This mood can carry over as they leave the venue and spill over into aggression between each other resulting in crime and disorder.

There have already been incidents which have started in the Boatyard and resulted in physical violence in the street, to which residents have had to call the police.

Although it has been said that these special events would be limited to 3-4 times per year, there is no guarantee and they should be considered with the cumulative disruptive public nuisance effect from all the other events that are organised in the Old Town.

An increase in capacity will mean more people on the decking. There is already public nuisance from the noise generated on the decking as people become less inhibited and there is concern about public safety on the decking with more people drinking, without eating.

## **No Objection**

Plays

The Committee gave their consent for Cllr Holden to re-word objections and re-circulate prior to submission to SBC.

335. **Blossoms Wines and Ales - 50 Elm Road, Leigh on Sea, SS9 1SN**

Application for a new premises licence for the supply of alcohol on and off the premises from 9.00 to 21.00 hours daily and for alcohol, off sales via the internet for 24 hours every day. The premises will not operate and are closed on Christmas Day, Boxing Day and New Year's Day.

**No Objection**

336. **Costcutter – 198-200 Leigh Road, Leigh-on-Sea, SS9 1BS**

To submit a change of floor plan and to remove conditions (the need to have 2 Personal Licence holders on the premises).

**No Objection**

PLANNING APPLICATIONS

337. LOS/14/0053 SOS/14/00238/FUL

**1707 LONDON ROAD, LEIGH-ON-SEA, SS9 2SH (Highlands Ward)**

Change of use of ground floor from shop (Class A1) to dental surgery (Class D1) and erect single storey rear extension.

**No Objection**

338. LOS/14/0054 SOS/14/00237/FULH

**21 FAIRLEIGH DRIVE, LEIGH-ON-SEA, SS9 2HZ (Elms Ward)**

Erect part two/part single storey rear extension and alter side elevation.

**No Objection**

339. LOS/14/0055 SOS/14/00221/FULH

**165 MARINE PARADE, LEIGH-ON-SEA, SS9 2RA (Thames Ward)**

Erect single storey rear extension, dormer window and balcony with glazed balustrade to front elevation (Amended Proposal).

**No Objection**

340. LOS/14/0056 SOS/14/00247/AMDT

**SAINSBURYS PLC, 1355-1369 LONDON ROAD, LEIGH-ON-SEA, SS9 2AB (Bonchurch Ward)**

Replace plan 2594-PL31A with 2594-PL40 alter landscaping scheme (Variation of Condition 9 of Planning Application 12/01283/FULM dated 12/12/12).

**Objection** (with reference to amended plan 2594\_PL 41)

Whilst the original landscaping plan provided a suitable biodiversity offer with a row of trees to the northern boundary, the amended suggestion of 600mm pots offer very little. Pots of this limited size would need a lot of attention to encourage the shrubs to grow healthily and the shrubs are unlikely to reach their full suggested potential. None of the shrubs is of much use to pollinator insects and they are too small to provide much shelter.

We would suggest that 4 or 5 small, carefully chosen trees are planted into the ground in a similar position to where the pots are shown, or slightly further south, with 'watering tubes' to ensure they thrive. The roots will then be well clear of the house to the north and may contribute positively to the local biodiversity.

Maybe SBC Parks Dept. could suggest suitable trees.

341. LOS/14/0057 SOS/14/00229/FULH

**3 CAMERON CLOSE, LEIGH-ON-SEA, SS9 3SB (Highlands Ward)**

Erect single storey side and rear extension.

### **No Objection**

342. LOS/14/0058 SOS/14/00128/FUL  
**1081 LONDON ROAD, LEIGH-ON-SEA, SS9 3JP (St James' Ward)**  
Material change of use to include hand car wash and erect canopy to forecourt and increase height of boundary fence (partially retrospective).

### **Objection**

Residents of the adjacent properties to the car wash will be affected by noise pollution from the pressure pumps and the high pressure water on the cars – which will create a sound-box effect – the fencing and other hard surfaces.

The surveyor states that the current 'sound-proofing' of the pumps has little effect.

His recommendations, even if carried out, will do nothing to lessen the noise caused by the high pressure water.

He also admits that the noise is possibly irritating and this is because sudden or intermittent noise is far more annoying than the relatively steady, ambient traffic noise.

The regular air traffic into Southend, which would be the lower level planes do not, as a rule, pass close over this site, so do not add to the existing ambient noise.

At the rear of house, the ambient traffic noise will be attenuated by the solid bulk of the house whilst the pumps and washers are in line with, and closer to, the rear of the house.

The amenity area/garden of the dwelling at 1077-9 is already hemmed in by a car sales building to the east and the high workshop wall on the west boundary; to have to have high level fencing in the gap between workshop and dwelling would reduce the amenity quality of the garden even more, to the point of being claustrophobic.

Nor is it clear what this height is; elevation 3 shows the existing workshop as the same height across the width of the site whilst 3A shows the east end of the workshop as considerably higher than the west end, as it actually is. All measurements need to be checked.

The application plans are of such poor quality that they are very difficult to read and understand (the applicant doesn't even have the name of the side road correct, in spite of the road sign at the corner of the site)

(Site) location plan 2 covers a smaller area than the plan view 1D, which covers a larger area and on which the NE boundary is not defined (surely there should be consistency of the application site) nor does it appear to tie up with the OS map of the buildings.

It is felt that there are so many inconsistencies and so little clear information with this application that it is extremely difficult to give a coherent response.

Whilst there is a strong objection to the application, as far as it can be understood, it is requested that, should permission be granted, the carwash hours are limited by condition to 08.00 to 18.00 Monday to Saturday and 10.00 to 16.00 on Sunday.

343. LOS/14/0059 SOS/14/00303  
**45A BROADWAY, LEIGH-ON-SEA, SS9 1PA (St Clement's Ward)**  
Change of use from Retail (Class A1) to Restaurant and Takeaway (Class Sui Generis) rear of 45A Broadway (Currently 47 Broadway) and infill single storey rear extension.

### **No Objection**

344. LOS/14/0060 SOS/14/00270/AMDT  
**SUPERBOWL, 258 LEIGH ROAD, LEIGH ON SEA SS9 1BW (Leigh Road Ward)**  
Replace 4542-B-6-C, 4542-A-7-D and 4542-A-8-E with 300/11, 300/16 and 300/17 removal of plot 1 (Variation of Condition 02 of Planning Permission 11/01709/FUL dated 27/06/2012).

(Decision delegated to Town Clerk in conjunction with Cllr Pat Holden)

**Objection**

Elevation 300/17 no longer shows the traditional fencing on the street boundaries that was shown in 4542-A-8-E

The east elevation has lost a first floor window and plots 6, 7, 8 have lost the brick detailing over the windows and doors.

As condition 04 required that the development complied with the detailed drawings, Leigh Town Council object to these replacement drawings until the brick detailing and traditional fencing have been clearly shown on them.

There is no objection to the removal of plot 1

***Cllr Caroline Parker left meeting.***

345. LOS/14/0061 SOS/14/00279/FULH  
**177 PALL MALL, LEIGH ON SEA SS9 1RE (Elms Ward)**  
Erect single storey rear extension (Amended Proposal).

(Decision delegated to Town Clerk in conjunction with Cllr Pat Holden)

It was subsequently decided that

**No Objection** would be raised.

346. APPEALS

1. **LOS/13/0247 SOS/13/01031/FUL**  
**23 VICTORIA ROAD, LEIGH-ON-SEA SS9 1AU (St Clement's Ward)**  
**Appeal Under Section 78 Against Refusal of a Householder Application**  
Form vehicular access to Victoria Road and layout hardstanding to front.

***The meeting closed at 9.05pm.***