



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk www.leighonseatowncouncil.gov.uk



Chairman: Cllr Richard Herbert
Vice Chairman: Cllr Carole Mulroney
Town Clerk: Paul Beckerson

MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD ON TUESDAY, 26th JANUARY 2016 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Caroline Parker (Chairman), Donald Fraser, Richard Herbert, Ron Owen

In Attendance: Sue Marx (Clerk)

The meeting opened at 7.35pm

267. APOLOGIES FOR ABSENCE

Cllrs Patrick Fox, Carole Mulroney, Declan Mulroney, Helen Robertson

268. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a pecuniary interest in Minute 279 as he is a friend of the applicant.

269. LICENSING APPLICATIONS

None

270. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning, Highways and Licensing Committee Meeting held on the 6th January 2016 were agreed and signed as a correct record.

PLANNING APPLICATIONS

271. LOS/16/0018 SOS/15/02075/FULH

22 PARK ROAD, LEIGH-ON-SEA, SS9 2PE (Thames Ward)

Convert existing garage in to habitable accommodation, demolish existing conservatory and erect part two storey/part single storey side and rear extension.

No Objection

272. LOS/16/0019 SOS/15/02101/FUL

164 PALL MALL, LEIGH-ON-SEA, SS9 1RB (St Clement's Ward)

Install dormer to first floor flat at rear elevation to form habitable accommodation in roof (Amended Proposal).

No Objection

273. LOS/16/0024 SOS/15/02123/FUL

1 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2DY (St Clement's Ward)

Form vehicular access on to Hadleigh Road, layout parking and extend to south side of dwelling.

No Objection

274. LOS/16/0026 SOS/15/02060/FUL

THE MAYFLOWER

5 HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)

Erect single storey extensions to east and west elevations, install shopfront to west elevation and install two first floor windows to east elevation.

Objection

When Permission was granted by Southend-on-Sea Borough Council on 07/08/2013 the following was advised under Recommendation - Item 7, 05:

'The proposed shopfront on the western elevation shall not be used as a servery unless otherwise agreed in writing by the Local Planning Authority. Such agreed details shall be permanently retained'.

Reason: To prevent pedestrian conflict with the adjacent slipway in the interest of highway safety in accordance with Policy T8 of the Borough Local Plan.'

The Planning Committee request the aforementioned condition is applied.

There was also concern with the eastern elevation as members of the public congregating at this point when cars are maneuvering in the car park could create a hazardous situation.

275. LOS/16/0030 SOS/16/00018/FUL

93 BROADWAY, LEIGH-ON-SEA, SS9 1PG (St Clement's Ward)

Replace existing windows and doors to ground floor level, form seating area to front.

Objection

The Committee objects to the provision of the seating area because there are safety railings in front of this restaurant. If a seating area was created it would narrow the pavement considerably on this corner location which has a pedestrian crossing immediately opposite and a crossover for Leigh Hall Road to the left.

The outside dining area would be to the limit of their part of the pavement with barriers and waiting on these tables would create conflict between both pedestrians and staff at a sensitive point in the street.

The Committee has no objection to the folding doors at the front of the restaurant subject to a 'Condition' applied that the doors close at 9.00pm (as applied to other restaurants in the town).

276. LOS/16/0020 SOS/15/02150/FULH

65 EATON ROAD, LEIGH-ON-SEA, SS9 3PG (Highlands Ward)

Erect single storey rear extension, erect two storey side extension, erect porch to front and alter elevations.

No Objection

277. LOS/16/0021 SOS/15/02164/FULH

53 EATON ROAD, LEIGH-ON-SEA, SS9 3PF (Highlands Ward)

Form hipped to gable roof, erect part single and part two storey rear extension, install dormer to rear with Juliette balcony to form habitable accommodation in roof.

Objection

The proposal would be overbearing and dominant. It would overlook neighbouring gardens and cause a lack of privacy.

278. LOS/16/0022 SOS/15/02159/FULH
59 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JY (Herschell Ward)
Extend garage and convert in to habitable accommodation with garage to front.

No Objection

Cllr Donald Fraser left the meeting

279. LOS/16/0029 SOS/15/02000/FULH
29 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JU (Herschell Ward)
Extend existing vehicular crossover on to Burnham Road.

Objection

A dropped kerb at this location would cause further on-street parking spaces to be lost, where these are already extremely limited.

Cllr Donald Fraser re-joined the meeting

280. LOS/16/0023 SOS/15/02163/FULH
58 LEIGHVILLE GROVE, LEIGH-ON-SEA, SS9 2HX (Elms Ward)
Erect single storey rear and side extension.

No Objection

281. LOS/16/0025 SOS/15/01856/PA3COU
1164 LONDON ROAD, LEIGH-ON-SEA, SS9 2AH (Elms Ward)
Change of use of existing ground floor office (Class B1 (A)) to one self-contained flat (Class C3) with parking space and landscaping to front (prior approval).

No Objection

282. LOS/16/0027 SOS/16/00035/FULH
61 LEIGHAM COURT DRIVE, LEIGH-ON-SEA, SS9 1PT (Elms Ward)
Increase height of roof, form hipped to gable roof with dormer at rear and alter elevations (Amended Proposal).

Objection

As per the Committee's previous objection, this proposal is of poor design and due to its height, would be overbearing, overlooking neighbouring properties. It is not in keeping with the current street scene.

Meeting closed at 8.50pm