



# 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, 9<sup>th</sup> FEBRUARY 2016 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Caroline Parker (Chairman), Patrick Fox, Donald Fraser, Richard Herbert, Carole Mulroney, Helen Robertson and Ron Owen

In Attendance: 1 Member of Public, Philip Jones (Echo), Cllr Bernard Arscott (SBC), Sue Marx (Clerk)

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

Cllr Richard Herbert (Council Chairman) announced the extremely sad news of the loss of former Cllr John Wren. Cllr Wren dedicated many years of service to Leigh-on-Sea Town Council and to the town of Leigh-on-Sea itself.

### 283. APOLOGIES FOR ABSENCE

Cllr Declan Mulroney

### 284. DECLARATION OF MEMBERS' INTERESTS

***Cllr Carole Mulroney declared a non-pecuniary interest in Minutes 288, 289, 293 and 295 as a member of the Leigh Society Committee.***

***Cllr Caroline Parker declared a non-pecuniary interest in Minute 294 as she is a member of the congregation.***

### 285. LICENSING APPLICATIONS

None

### 286. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning, Highways and Licensing Committee Meeting held on the 26<sup>th</sup> January 2016 were agreed and signed as a correct record.

### PLANNING APPLICATIONS

### 287. LOS/16/0039 SOS/15/01848/FUL

#### **129 LEIGH HALL ROAD, LEIGH-ON-SEA, SS9 1QY (Elms Ward)**

Demolish existing bungalow and erect a pair of semi-detached dwellinghouses and lay out hardstanding.

#### **Objection**

The proposal is an overdevelopment of this site.

It would also result in the loss of a traditional bungalow which is contrary to Leigh-on-Sea Town Council's general policy.

288. LOS/16/0037 SOS/16/00028/AMDT  
**THE BELL HOTEL AND LAND ADJACENT, 20 LEIGH HILL, LEIGH-ON-SEA, SS9 2DN (St Clement's Ward)**  
Application to vary condition 02 Approved Plans (Minor Material Amendment) of planning permission 13/00396/OUTM dated 25/06/2013 - to Redevelop former Bell Hotel and form five flats and erect 3 blocks comprising two, part 3/ part 4, and one 3 storey block totalling 15 flats, with balconies, amenity terrace, basement parking, and refuse storage and convert into five flats with single storey rear extension, lay out access road, cycle and motorcycle storage, amenity area, retaining walls and landscaping (outline).

**No Objection**

289. LOS/16/0042 SOS/16/00096/DOV  
**THE BELL HOTEL AND LAND ADJACENT 20 LEIGH HILL, LEIGH-ON-SEA (St Clement's Ward)**  
Modification of Planning Obligation (Section 106 Agreement) dated 25/06/2013 pursuant to Application 13/00396/OUTM (As varied by deed of Variation dated 17 July 2014 and 20 February 2015) to allow an extension to the development's "Completion Date".

**No Objection**

290. LOS/16/0031 SOS/16/00031/FUL  
**THAMES DRIVE DENTAL PRACTICE REAR OF 18B THAMES DRIVE, LEIGH-ON-SEA, SS9 2XD (Thames Ward)**  
Change of use of dental surgery (Class D1) to dwelling (Class C3), install ramp and extend existing vehicular access on to Darenth Road (Amended Proposal).

**No Objection**

The Committee have no objection to the development subject to the Borough Council being satisfied there is no overlooking of neighbouring properties.

**Objection**

The Committee do object however to the proposed extended crossover.

291. LOS/16/0036 SOS/16/00060/FULH  
**23 DALE ROAD, LEIGH-ON-SEA, SS9 2RQ (Thames Ward)**  
Erect single storey side and rear extension, alter side and rear elevation to first floor (Amended Proposal).

**No Objection**

292. LOS/16/0034 SOS/15/02108/FUL  
**143-145 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JQ (Leigh Road Ward)**  
Erect single storey side and rear extension to form dwellinghouse and entrance to self-contained flat at first floor, extend existing vehicular crossover on to Lord Roberts Avenue and layout parking to rear.

**No Objection**

293. LOS/16/0035 SOS/16/00107/TCA  
**UKPN SUBSTATION SITE, LEIGH HILL, LEIGH-ON-SEA, SS9 2EP  
(St Clement's Ward)**  
Prune one ash tree (works to a tree in a Conservation Area).

**No Objection**

However, the Committee would resist any works to trees covered by Tree Preservation Orders unless a Southend-on-Sea Borough Council Arboricultural Officer deems it necessary.

294. LOS/16/0041 SOS/16/00059/FUL  
**LEIGH WESLEY METHODIST CHURCH, ELM ROAD LEIGH-ON-SEA,  
SS9 1SJ (St Clement's Ward)**  
Alter existing porch to front, layout access ramp, steps, paving, boundary walls and garden area to front and alter existing ground floor side window.

**No Objection**

There is no objection to the proposed new ramp.

**Objection**

The Committee do however object to the removal of the original existing feature doors and windows which will alter the appearance of the frontage of the Church.

295. LOS/16/0043 SOS/16/00061/BC3  
**BELL WHARF HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)**  
Alter elevations and internal alterations to existing WC block to form one additional WC and two shower/changing cubicles.

**No Objection**

296. LOS/16/0038 SOS/16/00070/FULH  
**121 LYMINGTON AVENUE, LEIGH-ON-SEA, SS9 2AL (Elms Ward)**  
Erect first floor extension, extend single storey rear extension, install Juliette balcony to rear dormer and alter elevations.

**No Objection**

297. LOS/16/0040 SOS/16/00038/FULH  
**92 LEIGH HALL ROAD, LEIGH-ON-SEA, SS9 1QZ (Elms Ward)**  
Erect single storey rear extension.

**No Objection**

298. LOWER THAMES CROSSING ROUTE CONSULTATION 2016  
Proposal for a new road which would connect the A2/M2 in Kent with a tunnel crossing east of Gravesend and Tilbury, before joining the M25 between junctions 29 and 30. There are three route options north of the river in Essex and two south of the river in Kent. Response required by Thursday, 24 March 2016.

**No Objection**

299. REQUEST FOR LAY-BY OUTSIDE LEIGH PRIMARY CARE CENTRE  
Report 2582 submitted by Cllr Parker with a note added by the Acting Town Clerk

It was **RESOLVED** to write a letter of recommendation to Southend-on-Sea Borough Council for a lay-by to be installed outside Leigh Primary Care Centre to set-down and pick-up passengers only.

**Meeting closed at 8.27pm**