



# 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 Mulrone  
Town Clerk: Paul Beckerson

## MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD ON TUESDAY, 8<sup>th</sup> March 2016 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Richard Herbert (Chairman) Donald Fraser, Carole Mulrone, Ron Owen, Helen Robertson

In Attendance: 5 members of Public (until min 326), 1 member of public (from 326), Cllr Bernard Arscott –SBC (until min 326), Paul West - 21<sup>st</sup> Century Licensing (until min 326), Helen Symmons (Acting Town Clerk), Abbie Cotterell (Receptionist & Junior Administrator)

### ***The meeting opened at 7.31pm***

#### 322. APOLOGIES FOR ABSENCE

Cllrs: Patrick Fox, Declan Mulrone, Caroline Parker

#### 323. DECLARATION OF MEMBERS' INTERESTS

***Cllr Carole Mulrone declared a non-pecuniary interest in Minute 325 as Vice Chair of Southend Borough Council Licensing Committee.***

***Cllr Richard Herbert and Donald Fraser declared a non-pecuniary interests in Minute 333.***

#### 324. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning, Highways and Licensing Committee Meeting held on the 23<sup>rd</sup> February 2016 were agreed and signed as a correct record.

### **SECTION 1**

### **APPLICATIONS WHERE MEMBERS OF THE PUBLIC ATTEND AND REQUEST TO BE HEARD.**

#### LICENSING APPLICATIONS

#### ***Cllr Carole Mulrone left the meeting***

#### 325. THE BROADWAY, 12 THE BROADWAY, LEIGH-ON-SEA, SS9 1SW – agenda item 4

An initial representation of objection to the item was made by a member. The Chairman then closed the meeting to allow non-Committee representations.

The Committee were advised that the licensing application had been amended to extend the hours only on a Friday and Saturday until 01.00 and that this was in line with other premises in the area. It was clarified that activities within the establishment would remain the same and that off-sales only related to purchases with meals.

Representations from the members of public raised objections with regard to existing noise and disturbance issues, the suitability of the premises in its current state and the allowance of smoking at the front of the building instead of the designated rear point. The reduction in policing of the area had led to an overall cause for concern in the night time activities of the Town. The management of the business did not seem to adhere to current licensing conditions and previous complaints and concerns when raised to staff had not had any positive effect.

It was noted that although the present management seemed open to a personal approach in tackling issues, this had not worked in the past and the public were uncomfortable in making further approaches.

The Chairman re-opened the meeting for members to debate.

### **Objection**

In objecting, Leigh Town Council wish to bring the following points to the attention of SBC Licensing Authority:

- There is no control over the existing noise and disturbance under the present Licence
- There is a lack of control over its customers as they regularly use the front of the building for smoking, instead of the designated smoking area at the rear.
- There is currently no soundproofing, so noise disturbance is high.
- It is envisaged there will be an increase in the public disturbance by extending the hours.
- There is evidence of anti-social behaviour from its customers with frequent urination in local streets and a litter problem.
- The Broadway currently causes more disturbances to local residents than any other public house in the local area, especially due to mis-management at present.
- There should be an improvement in adhering to current licensing requirements before any additional extension is permitted.

***Cllr Carole Mulrone*** re-joined the meeting 8:11pm

### **SECTION 2**

**APPLICATIONS OF A CONTROVERSIAL NATURE OR WITH IMPLICATIONS FOR LEIGH AS WHOLE; LARGE SCALE DEVELOPMENTS OR THOSE AFFECTING THE PUBLIC REALM.**

None

### **SECTION 3**

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

326. LOS/16/0068 SOS/15/01982/PA3COU - agenda item b  
**83 ELM ROAD, LEIGH-ON-SEA, SS9 1SP (Elms Ward)**  
Change of use of existing ground floor office (class B1 (a)) to one self-contained flat (class C3) with parking to front (Prior Approval).  
This application for permitted development appeared on the list of applications 12<sup>th</sup> February 2016 with a consultation start date of 4<sup>th</sup> December 2015 this effectively means that that application has been granted by default as it is now over the 8 weeks allowed for determination. As a neighbouring property the Town Council were not informed of the application even though similar proposals had been objected to by the Town Council.

The Committee **RESOLVED** that a letter be sent to Southend Borough Council expressing our concern especially as the Council had previously sent a very detailed objection to the permitted development.

327. LOS/16/0069 SOS/16/00111/FULH - agenda item c

**2 WARREN ROAD, LEIGH-ON-SEA, SS9 3TS (Highlands Ward)**

Form hip to gable roof extension to rear and canopy to front elevation.

**No Objection**

328. LOS/16/0070 SOS/16/00136/FULH - agenda item d  
**26 BUXTON AVENUE, LEIGH-ON-SEA, SS9 3UB (Highlands Ward)**  
Erect first floor rear extension with Juliette balcony and form habitable accommodation in loft.

**No Objection**

329. LOS/16/0071 SOS/16/00190/FULH - agenda item e  
**75 CHELTENHAM DRIVE, LEIGH-ON-SEA, SS9 3EQ (St James Ward)**  
Remove existing dormer and erect roof extension at rear.

**Objection**

The proposed development would unbalance the pair of bungalows. It is out of character with the street scene, as it is beyond the roof line.

330. LOS/16/0077 SOS/16/00117/PA3COU - agenda item k  
**MEDIVET GROUP, 19 LEIGHAM COURT DRIVE, LEIGH-ON-SEA, SS9 3BP (Elms Ward)**  
Change of use of building at rear (Class B8) into one dwellinghouse (Class C3) (Prior Approval).

**Objection**

The proposed development is an inappropriate location of a residence in a backland position. It also may not meet the residential standards, and the plans show a lack of amenity space.

331. LOS/16/0080 SOS/16/00137/FUL - agenda item n  
**7C GRAND PARADE, LEIGH-ON-SEA, SS9 1DX (Leigh Road Ward)**  
Erect dormer to front with balcony and glass balustrade.

**Objection**

The proposed development is out of keeping with the existing street scene. The design is out of character, and unsympathetic to the rest of the building. It could be designed more appropriately to fit in with its neighbouring properties.

332. LOS/16/0082 SOS/16/00325/FULH - agenda item p  
**10 SCARBOROUGH DRIVE, LEIGH-ON-SEA, SS9 3EE (St James Ward)**  
Convert garage into habitable accommodation and alter roof and elevations.

**No objection**

APPEALS LODGED

333. LOS/15/0289 SOS/15/01606/AMDT – agenda item 7a  
**LAND AT FORMER 74 UNDERCLIFF GARDENS, LEIGH-ON-SEA, SS9 1ED (Leigh Road Ward)**  
Application to vary condition 10 (Approved Plans) to replace drawings numbered b100h, b110h and b111h with drawing numbered b500, to increase the depth of the ground and first floor rear (estuary facing) balconies of planning permission 10/00554/FUL dated 25<sup>th</sup> May 2010 (Retrospective).

It was **RESOLVED** that the Council write a letter reiterating their objections

334. The committee had **no objections** to the following applications:

LOS/16/0067 SOS/16/00238/FULH  
**96 ELMSLEIGH DRIVE, LEIGH-ON-SEA, SS9 3DP (St James Ward)**

Erect single storey rear extension.

LOS/16/0072 SOS/16/00190/FULH

**7A LORD ROBERTS AVENUE, LEIGH-ON-SEA, SS9 1ND (Leigh Road Ward)**

Replace existing door to side.

LOS/16/0073 SOS/16/00288/FULH

**44 VICTORIA DRIVE, LEIGH-ON-SEA, SS9 1SF (Elms Ward)**

Raise and extend roof to create habitable accommodation with dormers to side, front, rear and alter elevations.

LOS/16/0074 SOS/16/00250/FULH

**66 QUORN GARDENS, LEIGH-ON-SEA, SS9 2TB (Thames Ward)**

Erect single storey side and rear extension.

LOS/16/0075 SOS/16/00283/FULH

**164 WESTERN ROAD, LEIGH-ON-SEA, SS9 2PL (Thames Ward)**

Erect single storey rear extension.

LOS/16/0076 SOS/16/00252/FUL

**237 STATION ROAD, LEIGH-ON-SEA, SS9 3BP (Bonchurch Ward)**

Demolish existing chalet bungalow and garage, erect two dwellings and relocate existing crossover (Amended Proposal).

LOS/16/0078 SOS/16/00109/FULH

**44 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, SS9 3QN (Highlands Ward)**

Demolish existing front porch, install access ramp to front and alter front elevation.

LOS/16/0079 SOS/16/00237/FULH

**58 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JS (Herschell Ward)**

Erect single storey rear extension and alter elevations.

LOS/16/0081 SOS/16/00303/FULH

**5 FORFAR CLOSE, LEIGH-ON-SEA, SS9 3SD (Highlands Ward)**

Erect single storey rear extension.

LOS/16/0083 SOS/16/00324/FULH

**7 DALE ROAD, LEIGH-ON-SEA, SS9 2RQ (Thames Ward)**

Erect single storey side and rear extension.

335. The Committee noted the following Lawful Development Certificates:

SOS/16/00126/CLP

**36 SOMERVILLE GARDENS, LEIGH-ON-SEA, SS9 1DF (Herschell Ward)**

Convert loft into habitable accommodation with rear dormer, roof lights to front and alter elevations (lawful development certificate - Proposed)

SOS/16/00185/CLP

**18 CHAPMANS WALK, LEIGH-ON-SEA, SS9 2XA (Thames Ward)**

Hipped to gable rear extension, rear dormer with juliette balcony and roof lights to front (lawful development certificate – proposed)

SOS/16/00179/CLP

**16 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JU (Leigh Road Ward)**

Convert existing garage into habitable accommodation, alter flat roof to pitched front and side, alter flat roof at rear to glazed roof and alter elevations (Lawful Development certificate – proposed)

**Meeting closed at 8:46pm**