



# Leigh-on-Sea Town Council

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Chairman: Cllr Valerie Morgan

Vice-Chairman: Jill Healey

Town Clerk: Helen Symmons

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE  
TUESDAY 12<sup>TH</sup> JUNE 2018  
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: John Duprey, Patrick Fox, Valerie Morgan and Caroline Parker (Chairman)

In Attendance: Helen Symmons (Town Clerk), Cllrs Keith Evans, Gerry Glover and Carole Mulroney plus 3 members of the public

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

8. APOLOGIES FOR ABSENCE

Cllrs: Jill Healey and Fr. Clive Hillman

9. DECLARATION OF MEMBERS' INTERESTS

*Cllr Morgan declared a pecuniary interest in Agenda item N due to access on the private road within the application.*

*Cllr Mulroney declared a non-pecuniary interest as a Southend Borough Councillor on Development Control Committee but took no part in the meeting.*

10. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 22<sup>nd</sup> May 2018 were agreed and signed by the Chairman.

11. LICENSING APPLICATIONS

There were none

**PLANNING SECTION 1**

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

12. BAILEY ROAD AREA RESIDENTS PERMIT SCHEME (ZONE BR)  
(PROHIBITION OF WAITING & PERMIT PARKING PLACES) ORDER 2018

The Town Clerk read out letters of objection along with notification of an objection petition signed by over 500 residents and businesses. Two members of the public spoke in objection to the application highlighting that the majority were not aware of the consultation, that it had wider implications for other areas that were not part of the consultation and that there had been a lack of publicity surrounding it. The Committee were concerned that Southend Borough Councillors were not aware of the proposal and questioned the initial survey that should have been undertaken.

The Committee **RESOLVED** to object based on all the objections raised and the notes provided by the Town Clerk in the matter and this will be conveyed to the Deputy Chief Executive (Place).

**Two members of the public left the meeting**

13. ROAD TRAFFIC REGULATION ACT 1984 RE STRAND WHARF

The Committee noted that this was just a re-advertisement of the previous order.

14. LOS/18/0164      SOS/18/00834/FULH &      SOS/18/00835/LBC      (ST. CLEMENT'S WARD)  
**28 LEIGH HILL, LEIGH ON SEA, ESSEX, SS9 2DN**  
Erect porch with canopy to front, replace existing windows, doors, cladding and roof tiles, install boiler extract flue

A member of the public spoke about the application. The Committee noted that the intention was to restore the listed property sympathetically and was delighted that something was happening to the building.

The Committee **RESOLVED** no objection

**Cllr Mulronev and 1 member of the public left the meeting**

**SECTION 2**

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

See minute 12

**PLANNING SECTION 3**

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

15. LOS/18/0148      SOS/18/00604/FULH      (LEIGH ROAD WARD)  
**50 HIGH CLIFF DRIVE, LEIGH ON SEA, ESSEX, SS9 1DG**  
Form hipped to gable roof extension, install dormer to rear and alter front and rear elevations

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the installation of a dormer to the front of the property will unbalance the 2 adjoining properties. This is in contravention of Policy DM1 of the Development Management Document 2015 in that it does not add to the overall quality of the site and respect the character of the site, its local context and surrounding in terms of its architectural approach.

16. LOS/18/0150      SOS/18/00793/FULH      (LEIGH ROAD WARD)  
**66 CLIFFSEA GROVE, LEIGH ON SEA, ESSEX, SS9 1NQ**  
Erect part single/part two storey side/rear extension and alterations to side and rear elevations

The application was discussed by the Committee and **RESOLVED NO OBJECTION.**

17. LOS/18/0151      SOS/18/00749/FUL      (ELMS WARD)  
**FORMER 92 GLENDALE GARDENS, LEIGH ON SEA, ESSEX, SS9**  
Demolish existing storage barn and erect single storey dwellinghouse with associated parking and amenity space (Land to rear of 92 Glendale Gardens) (Amended Proposal)  
LOS/18/0144      SOS/18/00693/FULH      (ELMS WARD)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the amendments have now limited the amenity space further which would result in a poor quality residential environment and contrary to guidance contained within the Design & Townscape Guide SPD1 (2009). It still remains an unacceptable infill development by reason of the limited plot size, siting, layout and scale of the proposed dwelling and would cause harm to the character and appearance of the wider surrounding area. It therefore remains contrary to various planning policies of Southend Borough Council.

18. LOS/18/0158      SOS/18/00816/FUL      **(ST. JAMES WARD)**  
**10 SCARBOROUGH DRIVE, LEIGH ON SEA, ESSEX, SS9 3EE**

Demolish existing garage, erect single storey side and rear extension with dormer to rear to form attached self-contained dwelling-house (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the revised application has not been amended sufficiently enough and therefore is still considered backland/infill development, as well as being a complete overdevelopment of the plot. In view of where the property is situated it would harm the character and appearance of the wider area and will lead to a detrimental change of the street scene and will set a precedence, all contrary to Policy DM3.

***Cllr Morgan left the meeting***

19. LOS/18/0160      SOS/18/00796/FULH      **(ST. CLEMENT'S WARD)**  
**CASTLE COTTAGE, CHURCH HILL, LEIGH ON SEA, ESSEX, SS9 2DE**

Erect single storey detached garage to rear of dwelling and increase height of existing boundary treatment to east elevation

The application was discussed by the Committee and **RESOLVED NO OBJECTION** with the comment that it would be preferable if the height of the garage be lowered.

***Cllr Morgan returned to the meeting***

20. LOS/18/0165      SOS/18/00867/FULH      **(LEIGH ROAD WARD)**  
**53 LEIGH CLIFF ROAD, LEIGH ON SEA, ESSEX, SS9 1DN**

Erect two storey south side extension, two storey front extension, single storey north side extension incorporating garage and office first floor, single storey rear extension with roof terrace and external spiral staircase, install dormer to north side, dormer with balcony to south west and alter roof and elevations (Amended Proposal)

The application was discussed by the Committee and **RESOLVED NO OBJECTION**

21. LOS/18/0166      SOS/18/00841//FUL      **(HIGHLANDS WARD)**  
**1575A LONDON ROAD, LEIGH ON SEA, ESSEX, SS9 2SG**

Part change of use of Ground Floor from shop (Class A1) to residential (Class C3) to provide additional residential accommodation for flat 1575A London Road, change of use of shop (Class A1) to financial and professional services (Class A2), erect single storey rear and side extension with Juliette balcony at first floor to rear, install canopy to rear, raise roof to rear with dormers to front, sides and rear, alter elevations and install vehicular access on to Herschell Road (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as the loss of the retail unit, including the loss of the display function for goods or services at this location would result in a harmful impact on the vitality and viability of this key shopping area and inadequate evidence has been submitted to justify the loss of the retail use. (DM13).

22. LOS/18/0170      SOS/18/00765/FULH      **(THAMES WARD)**  
**14 CANVEY ROAD, LEIGH ON SEA, ESSEX, SS9 2NN**

Replace front door

The application was considered by the Committee and **RESOLVED NO OBJECTION.**

23. The Committee has **NO OBJECTIONS** to the following applications

- a) LOS/18/0147            SOS/18/00763/AMDT            **(ELMS WARD)**  
**129 LEIGH HALL ROAD, LEIGH ON SEA, ESSEX, SS9 1QY**  
Application to vary condition 02 (Approved Plans) replace plan number 15-184-2-101A with 15-184-2-113 (Minor Material amendment of planning permission 16/01601/FUL - erect a pair of semi-detached dwelling houses) dated 10/11/2016.
- b) LOS/18/0149            SOS/18/00518/FUL            **(ST CLEMENT'S WARD)**  
**65 BROADWAY LEIGH ON SEA, ESSEX, SS9 1PE**  
Erect single storey side and rear extension, install external stairs to rear with balustrade to form new entrance to flat at first floor and alter elevations
- c) LOS/18/0152            SOS/18/00778/FULH            **(THAMES WARD)**  
**48 TATTERSALL GARDENS, LEIGH ON SEA, ESSEX, SS9 1QT**  
Erect single storey rear extension, install raised decking to rear with 1.8m privacy screening to sides and alter elevations
- d) LOS/18/0153            SOS/18/00539/FUL            **(LEIGH ROAD WARD)**  
**100 GRAND PARADE, LEIGH ON SEA, ESSEX, SS9 1FQ**  
Extend building to east at first floor level
- e) LOS/18/0154            SOS/18/00802/FULH            **(LEIGH ROAD WARD)**  
**51 DUNDONALD DRIVE, LEIGH ON SEA, ESSEX, SS9 1NA**  
Erect part single/part two storey side and rear extension, extend and raise height of roof to form habitable accommodation in roof with dormer to rear, dormer to front and alter elevations (Amended Proposal)
- f) LOS/18/0155            SOS/18/00790/FUL            **(HERSCHELL WARD)**  
**44 - 44A MARINE PARADE, LEIGH ON SEA, ESSEX, SS9 2NB**  
Alter rear roof from hip to gable and install dormer to side
- g) LOS/18/0156            SOS/18/00838/BC3            **(ST.CLEMENT'S WARD)**  
**LEIGH LIBRARY GARDENS, BROADWAY WEST, LEIGH ON SEA, ESSEX, SS9 2DA**  
Change of use from parks maintenance mess room (Sui Generis) to public hall (Class D1) and alter elevations
- h) LOS/18/0157            SOS/18/00831/FUL            **(ST.CLEMENT'S WARD)**  
**COCKLE SHED 1 HIGH STREET, LEIGH ON SEA, ESSEX, SS9 2ER**  
Erect timber framed screening to existing storage unit and shipping container
- i) LOS/18/0159            SOS/18/00776/FULH            **(HERSCHELL WARD)**  
**39 WESTERN ROAD, LEIGH ON SEA, ESSEX, SS9 2PR**  
Erect part single/part two storey rear extension and alter elevations (Amended Proposal)
- j) LOS/18/0161            SOS/18/00843/FULH            **(THAMES WARD)**  
**59 COTTESMORE GARDENS, LEIGH ON SEA, ESSEX, SS9 2TF**  
Hip to gable roof extension to side, install dormer to rear with Juliette balcony, erect single storey side extension and alter elevations
- k) LOS/18/0162            SOS/18/00845/FULH            **(HERSCHELL WARD)**  
**159 HADLEIGH ROAD, LEIGH ON SEA, ESSEX, SS9 2LR**  
Erect first floor side extension and alterations to front elevation (Amended Proposal)
- l) LOS/18/0163            SOS/18/00869/FULH            **(THAMES WARD)**  
**4 CHAPMANS CLOSE, LEIGH ON SEA, ESSEX, SS9 2XB**  
Erect single storey rear extension

- m) LOS/18/0167      SOS/18/00813/FUL      **(LEIGH ROAD WARD)**  
**194 LEIGH ROAD, LEIGH ON SEA, ESSEX, SS9 1BS**  
Erect hip to gable roof extension to rear to form one self-contained flat, install dormer to front and external staircase to rear
- n) LOS/18/0168      SOS/18/00860/FULH      **(HIGHLANDS WARD)**  
**37 WALKER DRIVE, LEIGH ON SEA, ESSEX, SS9 3QT**  
Erect single storey side and rear extension
- o) LOS/18/0169      SOS/18/00877/FULH      **(THAMES WARD)**  
**22 MARINE CLOSE, LEIGH ON SEA, ESSEX, SS9 2RD**  
Erect half hipped roof extension to form habitable accommodation in roof, dormer to rear and roof terrace with balustrade to front, erect porch canopy to front and alter elevations
- p) SOS/17/01454/FUL      **(ST. CLEMENT'S WARD)**  
**STOPPING UP OF HIGHWAY (EAST) (NO 16) ORDER 2018**  
**THE PETERBOAT PUBLIC HOUSE & LYING WEST OF ALLEY DOCK**  
The Secretary of State gives notice of the proposal to make an Order under section 247 of the Town & Country Planning Act to authorise the stopping up of a length of footway adjoining the Peterboat Public house, and lying to the west of Alley dock, at Leigh-on Sea in the Borough of Southend-on-Sea. This order is in place to enable development to be carried out in accordance with the planning permission granted under Part III of the Act by Southend Borough Council under reference 17/01454/FUL

24. The Committee noted all other items on the agenda

***The meeting closed at 8.25 pm***