



Leigh-on-Sea Town Council

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Chairman: Cllr Caroline Parker
Vice Chairman: Cllr Paul Lawrence
Town Clerk: Paul Beckerson



MINUTES OF THE MEETING OF THE PLANNING & LICENSING COMMITTEE HELD ON TUESDAY, 25TH JUNE 2013 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Paul Beckerson, Town Clerk

The meeting opened at 7.30 pm

67. APOLOGIES FOR ABSENCE
Cllrs Syrie Cox, Richard Herbert

68. DECLARATION OF MEMBERS' INTERESTS
Cllr Donald Fraser declared a non-pecuniary interest in minute 76, as a member of the Leigh Society Committee.

69. MINUTES OF THE PREVIOUS MEETING
The minutes of the Planning and Licensing Committee Meeting held on the 11th June 2013 were signed as a correct record with the following alterations. In attendance 2 members of the public. Councillor Fraser left the meeting during Minute 56. In Minute 65 Ward amended from Thames to Herschell.

70. LICENSING APPLICATIONS

None

PLANNING APPLICATIONS

71. LOS/13/0143 SOS/13/00674/FUL
1436A LONDON ROAD, LEIGH-ON-SEA, SS9 2UL (Thames Ward)
Erect second floor extension and alter existing building including part change of use of first floor from office use to residential.

Objection

The application does not draw reference from all the other traditional properties on this block in terms of style, massing or balance of openings.
The blue/green finish at first floor and cedar cladding will look incongruous on this block and across the road from the red brick building on the next block.

Whilst there may only be an increase in height of 1.7m on the current building, this has a pitched roof which slopes away from the street, whilst the proposal does not as it has a flat roof. The effect will therefore be of a far taller, more dominant building in the street scene.
It should be compared with the buildings immediately adjacent and in the same block, not those across the road or some distance away.

It is unclear whether the 4 parking spaces are allocated to specific flats, but presumably a disabled space will be redundant most of the time as the only access to the flats is via stairs.

72. LOS/13/0144 SOS/13/00754/FUL
1577 LONDON ROAD, LEIGH-ON-SEA, SS9 2SG (Highlands Ward)
Change of use of ground floor take away (Class A5) and convert in to retail unit (Class A) and Studio Flat (Class C3) and alter elevations.

Objection

The site is inappropriate for residential use.

The living conditions for a potential resident are substandard, with little natural light and parked cars potentially outside all the windows.

There is a question over whether the indicated parking space could be used without driving over the land of no1575, which could be fenced off at any time.

Though not a planning issue, there are concerns that the single storey structure was not built as a permanent, residential-standard construction and, without being rebuilt, would not comply with regulations.

73. LOS/13/0145 SOS/13/00530/FUL
159 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JF (Leigh Road Ward)
Convert roof space into habitable accommodation.

No Objection

74. LOS/13/0146 SOS/13/00789/FULH
69 LORD ROBERTS AVENUE, LEIGH-ON-SEA, SS9 1ND (Leigh Road Ward)
Erect single storey rear extension and single storey porch to side elevation.

No Objection

75. LOS/13/0147 SOS/13/00703/FULH
42 QUORN GARDENS, LEIGH-ON-SEA, SS9 2TB (Thames Ward)
Erect single storey side extension.

No Objection

76. LOS/13/0148 SOS/13/00626/TCA
11 CANVEY ROAD, LEIGH-ON-SEA, SS9 2NN (Thames Ward)
Reduce crown of one Lime tree (Works to a tree in a Conservation Area).

No Objection

The meeting closed at 8.12pm