



# Leigh-on-Sea Town Council

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



QUALITY  
TOWN  
COUNCIL

## MINUTES OF THE MEETING OF THE PLANNING & LICENSING COMMITTEE HELD ON TUESDAY, 9<sup>TH</sup> JULY 2013 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Sue Marx (Receptionist & Administrator) and 1 member of public

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

77. APOLOGIES FOR ABSENCE  
Cllrs Richard Herbert

78. DECLARATION OF MEMBERS' INTERESTS  
***Cllr Donald Fraser declared a non pecuniary interest in minute 83, as a member of the Leigh Society Committee.***

79. MINUTES OF THE PREVIOUS MEETING  
The minutes of the Planning and Licensing Committee Meeting held on the 25<sup>th</sup> June 2013 were signed as a correct record.

80. LICENSING APPLICATIONS

None

PLANNING APPLICATIONS

81. LOS/13/0157 SOS/13/00648/FULH  
**75 HERSCHELL ROAD, LEIGH-ON-SEA, SS9 2PU (Herschell Ward)**  
Demolish existing rear lean-to and erect single storey rear extension, convert roof to habitable accommodation and erect dormers to front and rear.

**Cllr D Fraser called for a named vote.**

**Those objecting were: Cllrs Margaret Cotgrove, Donald Fraser, Pat Holden and Paul Lawrence**

**Those who had no objection were: Cllrs Syrie Cox and Caroline Parker**

### **Objection**

Leigh Town Council have a policy of preserving small bungalows.

The rear dormer would be large and not be incidental in the roof space, contrary to the DTG.

82. LOS/13/0150 SOS/13/00815/FULH  
**64 MARINE PARADE, LEIGH-ON-SEA, SS9 2NQ (St Clement's Ward)**  
Erect first floor rear extension and alter rear elevation.

**No Objection**

83. LOS/13/0151 SOS/13/00822/FUL  
**THE MAYFLOWER, 5 HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)**  
Vary Condition 05 of Planning Permission 13/00112/FUL dated 28/3/13 to allow Servery on the Eastern elevation.

**Objection**

This permission was granted only 3 months ago and there is no good reason to remove a condition so soon.

Mayflower has just obtained permission for tables and chairs in the public car park and to have service from the east side would create further queuing right in the entrance to the car park and further hazards for pedestrians and drivers. This is an area where cars entering and leaving the park are often struggling to pass each other anyway.

The fact that other retail outlets may cause queuing in the road does not make it right or justify increasing the dangers. At least drivers would be aware of a queue on an open road whilst, when turning into the car park round the corner of the building, they would suddenly be confronted by the queue, with no warning.

84. LOS/13/0152 SOS/13/00799/FULH  
**25 FAIRLEIGH DRIVE, LEIGH-ON-SEA, SS9 2HZ (Elms Ward)**  
Demolish existing conservatory, raise roof to form first floor rear extension incorporating Juliette balcony, single storey rear extension and extend existing side extension (Amended Proposal).

**Objection**

The proposed very large, full-height windows and Juliet balcony at first floor would cause real and/or perceived overlooking of the private garden of 27 Fairleigh Drive adjacent to the house, to a far greater extent than ordinary windows, compromising its privacy. (Whilst no 27 has a Juliet balcony, this does not appear to have received planning permission).

85. LOS/13/0153 SOS/13/00800/FULH  
**72 PALL MALL, LEIGH-ON-SEA, SS9 1RG (St Clement's Ward)**  
Erect single storey extension and glazed canopy at rear.

**No Objection**

86. LOS/13/0154 SOS/13/00843/GPDE  
**48 WALKER DRIVE, LEIGH-ON-SEA, SS9 3QR (Highlands Ward)**  
Demolish conservatory and erect single storey rear extension projecting 4.3m beyond the rear wall of the dwelling, 3m high to the eaves and with a maximum height of 3.8m.

**No Objection**

87. LOS/13/0155 SOS/13/00839/GPDE  
**35 MONTAGUE AVENUE, LEIGH-ON-SEA, SS9 3SL (Highlands Ward)**  
Erect single storey rear extension projecting 5m beyond the existing wall of dwelling, 2.1m high to the eaves and with a maximum height of 3.45m.

**Objection**

The un-scaled 'site plan' gives little indication of the relationship to the neighbouring property at no 37. However, we consider this extension would be too large and un-neighbourly on this site with this orientation.

88. LOS/13/0156 SOS/13/00917/GPDE  
**90B PALL MALL, LEIGH-ON-SEA, SS9 1RG (St Clement's Ward)**  
Erect single storey rear extension, projecting 3.75m beyond the existing rear wall of the dwelling, 2.8m high to the eaves and with a maximum height of 3m.

**Objection**

This proposal would create a sense of enclosure for the residence to the east because it already has the high church building on the other side of it.

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