



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, 23RD JULY 2013 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Sue Marx (Receptionist & Administrator) and 9 members of the public

The meeting opened at 7.30pm

89. APOLOGIES FOR ABSENCE

Cllrs Richard Herbert and Paul Lawrence

90. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non pecuniary interest in minutes 97 and 102, as a member of the Leigh Society Committee.

91. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 9th July 2013 were signed as a correct record.

Cllr Parker arrived at the meeting.

92. LICENSING APPLICATIONS

None

PLANNING APPLICATIONS

93. LOS/13/0163 SOS/13/00748/FUL

85 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JR (Herschell Ward)

Demolish garages and erect two storey dwellinghouse.

Objection

The size of the proposed dwelling, at only about 4.2 m wide, is totally out of character in an area of generous-sized family houses. It would appear out-of-scale and very much squashed in.

The private amenity space allocated to it is also atypically small for this area.

There will be the loss of the welcome public view, in the street-scene, of space and greenery over the garages.

Because the dwelling would be squeezed in, there is very little natural light to the rooms, particularly the kitchen area, resulting in poor living conditions for future residents. The windows in the bedrooms are so small that one is only half the size of that in its en-suite room and the other is only just the same size. The lack of space is also evident by the fact that the en-suite doors only just clear the beds.

The front door in the side passage does not conform to the 'secured by design' principle.

85 Burnham Road is 2 large flats and those residents park their cars in front of these garages, which currently belong to no. 85, and in the road. The application states at qu.10 that there is a loss

of 1 parking space, but 2 spaces will have been lost for no.85. This will exacerbate the situation where there is already parking stress because of the 2 local schools, and the residents on London Road have to park here because of the yellow lines in front of their houses.

94. LOS/13/0164 SOS/13/00895/FUL

115 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JN (Herschell Ward)

Enlarge existing vehicular access and convert garage to habitable accommodation.

No Objection

95. LOS/13/0158 SOS/13/00833/FULH

83 TATTERSALL GARDENS, LEIGH-ON-SEA, SS9 2QS (Thames Ward)

Remove condition 04 of Planning Permission 12/01650/FULH granted 10th April 2013 regarding obscure glazing requirements.

Objection

Planning Permission was only recently granted (April 2013) with this condition imposed to protect the privacy and environment of the neighbours. Their privacy should still be protected, but to place a high fence on the boundary as an alternative to obscure glazing, will reduce the amount of natural light currently available to the neighbours, which will reduce their environmental amenities. The condition should therefore be retained for the original reason.

96. LOS/13/0159 SOS/13/00848/FUL

852 LONDON ROAD, LEIGH-ON-SEA, SS9 3NQ (Leigh Road Ward)

Change of use from retail unit (Class A1) to Tattoo Studio (Sui Generis).

No Objection – subject to the provision of an interesting and suitable window display

97. LOS/13/0160 SOS/13/00873/ADV

63 BROADWAY, LEIGH-ON-SEA, SS9 1PE (St Clement's Ward)

Install externally illuminated fascia and internally illuminated projecting box sign.

Objection

In the Leigh Cliff Conservation Area, internally illuminated signs are not usually acceptable and the design of the fascia is considered inappropriate.

98. LOS/13/0161 SOS/13/00874/FULH

35 ST DAVID'S DRIVE, LEIGH-ON-SEA, SS9 3RE (Highlands Ward)

Demolish conservatory and erect single storey rear extension.

No Objection

99. LOS/13/0162 SOS/13/00885/FUL

5A ALEXANDRA ROAD, LEIGH-ON-SEA, SS9 1QD (St Clement's Ward)

Erect single storey rear extension (Amended Proposal).

No Objection

100. LOS/13/0095 SOS/13/00455/FUL

89 LEIGHTON AVENUE, LEIGH-ON-SEA, SS9 1PZ (Elms Ward)

Erect single storey side and rear extension, erect roof terrace at rear with replacement fire escape.

Objection

The proposed roof terrace would result in loss of amenity through real or perceived overlooking of neighbouring property at close range, into both the adjacent first floor window and private gardens. (please note that this *supersedes* our response to a significantly different plan which had the same application number)

101. LOS/13/0165 SOS/13/00988/GPDE
9 DUNDONALD DRIVE, LEIGH-ON-SEA, SS9 1NA (Leigh Road Ward)
Erect single storey rear extension, projecting 3.41m beyond the existing rear wall of the dwelling, 3.12m high to eaves with a maximum height of 3.37m.

No Objection

102. LOS/13/0166 SOS/13/00910/FULH
19 SEAVIEW ROAD, LEIGH-ON-SEA, SS9 1AT (St Clement's Ward)
Erect single storey rear extension.

Objection

The proposal would constitute over development of the site with buildings the whole depth of the site. The full-height brick wall on the northern boundary would appear oppressive and dominant from no.17 and cut even more light/sun from the narrow garden of no.17.

D&TG 9.4.1 seeks to preserve Conservation areas by protecting the layout, density and scale of buildings.

103. LOS/13/0167 SOS/13/00913/FULH
33 PARK ROAD, LEIGH-ON-SEA, SS9 2PE (Thames Ward)
Erect single storey rear extension and alter existing flat roof to side.

No Objection

104. LOS/13/0168 SOS/13/00891/ADV
1807 LONDON ROAD, LEIGH-ON-SEA, SS9 2ST (Highlands Ward)
Install halo fascia sign to front elevation and free standing non illuminated sign post to forecourt boundary.

No Objection – subject to the light turning off at 11pm in respect for residential property opposite.

105. LOS/13/0169 SOS/13/00890/FUL
1807 LONDON ROAD, LEIGH-ON-SEA, SS9 2ST (Highlands Ward)
Install new shopfront.

No Objection

106. LOS/13/0170 SOS/13/01010/GPDE
28 HERSCHELL ROAD, LEIGH ON SEA SS9 2NH (Herschell Ward)
Erect single storey rear extension, projecting 3.7m beyond the existing rear wall of the dwelling, 2.8m high to the eaves and with a maximum height of 3.6m

No Objection

The meeting closed at 8.35 pm