



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, 22ND OCTOBER 2013 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Sue Marx (Clerk)

The meeting opened at 7.30pm

195. APOLOGIES FOR ABSENCE
Cllr Syrie Cox
Cllr Richard Herbert has resigned from this Committee

196. DECLARATION OF MEMBERS' INTERESTS

Cllrs Donald Fraser and Carole Mulronev declared a non-pecuniary interest in minutes 204, 205, 206 and 211 as members of the Leigh Society Committee.

All Councillors declared a non-pecuniary interest in minute 210.

197. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 8th October 2013 were signed as a correct record.

LICENSING APPLICATIONS

198. **THE MEETING PLACE, 1452 LONDON ROAD, LEIGH-ON-SEA SS9 2UW (Thames Ward)** Proposed variation is to be able to sell alcohol to seated customers who are not purchasing food, whilst still continuing our primary business as a café/restaurant.

No Objection

PLANNING APPLICATIONS

199. LOS/13/0234 SOS/13/01048/FUL
160 GLENDALE GARDENS, LEIGH-ON-SEA, SS9 2BA (Herschell Ward)
Change of use of ground floor retail unit (Class A1) at front of premises to incorporate into existing self contained flat (Class C3).

No Objection

200. LOS/13/0235 SOS/13/01332/FUL
2 OAKLEIGH PARK DRIVE, LEIGH-ON-SEA, SS9 1RP (St Clement's Ward)
Convert workshop into dwellinghouse and alter elevations.

Objection

This is an inappropriate development squashed in on an inappropriate site. The design is poor and could result in sub-standard living conditions. It is inappropriate to have the entrance

directly off a small back alley – D&TG 131 – which could make residents vulnerable to personal attack or burglary.

201. LOS/13/0236 SOS/13/01354/FULH
16 STIRLING AVENUE, LEIGH-ON-SEA, SS9 3PP (Highlands Ward)
Demolish detached outbuilding and annex, erect side/rear single storey extension, and alter elevations.

No Objection subject to a condition being added that the flat roof should only be used for maintenance purposes as stated on the submitted plan 2728 03

202. LOS/13/0237 SOS/13/01349/FUL
9 TENNYSON CLOSE, LEIGH-ON-SEA, SS9 3QG (Highlands Ward)
Application to Vary Condition 4 (requiring new windows at upper floor level to be obscure glazed and non opening below 1.7m above finished floor level) of planning permission 12/01565/FULH dated 01.03.13 to allow restricted full height opening of windows.

No Objection

203. LOS/13/0238 SOS/13/01405/GPDE
239 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, SS9 3TN (Highlands Ward)
Erect single storey rear extension, projecting 3.6m beyond the existing rear wall of the dwelling and with a maximum height of 3m.

No comments

204. LOS/13/0239 SOS/13/01173/CAC
21 VICTORIA ROAD, LEIGH-ON-SEA, SS9 1AU (St Clements Ward)
Remove pillar to front (conservation area consent).

No Objection

205. LOS/13/0247 SOS/13/01031/FULH
23 VICTORIA ROAD, LEIGH-ON-SEA, SS9 1AU (St Clements Ward)
Form vehicular access to Victoria Road and layout hardstanding to front.

Objection

This would result in the loss of yet another on-street parking space, in an area of parking stress close to Leigh Broadway, which is a popular shopping area.

206. LOS/13/0240 SOS/13/01397/FUL
42 BROADWAY, LEIGH-ON-SEA, SS9 1AJ (St Clements Ward)
Change of use of A1/A3 unit (sui generis) to A1/A2 (sui generis).

No Objection subject to the attractive chequered tiled flooring being retained outside. We would also ask for soft landscaping to be added along the east side of the building.

207. LOS/13/0241 SOS/13/01454/ADV
1663-1669 LONDON ROAD, LEIGH-ON-SEA, SS9 2SH (Highlands Ward)
Install two illuminated fascia signs, one illuminated projecting sign, one illuminated panel sign and various non illuminated signs.

No Objection subject to the illuminated signs only being switched on 30 minutes before the store opens and being switched off 30 minutes after the store has closed, in the interests of energy saving and avoiding light pollution.

208. LOS/13/0242 SOS/13/01371/FUL
1663-1669 LONDON ROAD, LEIGH-ON-SEA, SS9 2SH (Highlands Ward)
Install air conditioning units to the rear elevation and new external refrigeration unit within secure enclosure to the rear.

No Objection subject to the noise levels complying with relevant regulations.

209. LOS/13/0243 SOS/13/01370/FUL
1663-1669 LONDON ROAD, LEIGH-ON-SEA, SS9 2SH (Highlands Ward)
Install and alter shop front, new fire exit door to rear elevation and form access ramp and steps to front.

No Objection

210. LOS/13/0244 SOS/13/01439/DEM
LEIGH YOUTH CENTRE, ELM ROAD, LEIGH-ON-SEA, SS9 1SP (Elms Ward)
Demolish Leigh Youth Centre (application for prior approval for demolition).

It is regrettable Leigh-on-Sea Town Council were not consulted, in planning terms, prior to the work commencing on site.

211. LOS/13/0245 SOS/13/01398/BC3
PUBLIC CONVENIENCES, HIGH STREET, LEIGH-ON-SEA (St Clements Ward)
Erect single storey side extension.

No Objection

212. LOS/13/0246 SOS/13/01299/FULH
57 ST CLEMENT'S AVENUE, LEIGH-ON-SEA, SS9 3BL (Bonchurch Ward)
Erect Single storey rear extension and erect dormers to front and rear elevation.

Objection

The Government has just called for councils to ensure a greater supply of such homes as bungalows and this application would mean the loss of another bungalow from the stock.

The application is contrary to saved BLP policy H3:
.. to retain an adequate stock of small single family dwellinghouses, the Borough Council will normally refuse permission for the redevelopment or conversion of such properties having a gross floor area ..., of 125 square metres or less.

The existing property has a floor area of approximately 85 sq m and clearly has a viable future as a single family dwelling house, so cannot be considered as one of the exceptions.

The property is half of a pair of attractive matching semi bungalows and the inappropriate front dormers in the application would unbalance them.

The rear dormer is neither incidental in the roof slope, nor does it comply with most of the D&TG section 10.2.10. As there is a relatively long garden next to it, the dormer will probably be visible from the public domain.

The patio doors at the rear of no 55, adjacent to the common boundary, would have the oppressive outlook of a 4.5m blank wall immediately outside. Shouldn't there be a clear angle preserved from this 'window'?

213. LOS/13/0248 SOS/13/01390/FULH
121 LEIGHAM COURT DRIVE, LEIGH-ON-SEA, SS9 1PT (Elms Ward)
Erect conservatory to rear.

Objection

This is over extension of a property only recently extended greatly. There will be the loss of even more amenity space in an already much reduced garden. The additional 3 metres of blank

wall to the south of the garden of 123 Leigham Court Drive could make the ambience of that amenity space even more 'hemmed in'.

214. LOS/13/0249 SOS/13/01436/FULH
177 PALL MALL, LEIGH-ON-SEA, SS9 1RE (Elms Ward)
Erect single storey side and rear extension.

No Objection

The meeting closed at 8.50 pm