



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 FEBRUARY 2014 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Sue Marx (Clerk), 1 Member of the Public

The meeting opened at 7.30pm

316. APOLOGIES FOR ABSENCE

Cllr Paul Lawrence

317. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in minutes 326 and 329 as he is a member of The Leigh Society Committee.

318. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 11th February 2014 were signed as a correct record.

LICENSING APPLICATIONS

319. 90 Rectory Grove - Application for a new premises licence for the supply of alcohol off the premises from 06.00 to 23.00 on Monday to Sunday. (Deadline 10/03/14)

OBJECTION

We consider that this representation falls under the Licensing Objective of Prevention of Public Nuisance.

The area of Rectory Grove is highly residential with dwellings above many of the commercial premises. There is a legitimate concern that, should this application be allowed, it would encourage anti-social behaviour in an otherwise peaceful area.

The area of Leigh Broadway as a whole has historically had a problem with street drinkers, beggars and rowdy young people congregating in public areas. The fear is that if this application is granted as it stands, these problems will be exacerbated and spread further afield. We would therefore request that the times for the sale of alcohol be amended to 0900 to 2300.

PLANNING APPLICATIONS

320. LOS/14/0049 SOS/14/00155/FUL
138 ELM ROAD, LEIGH-ON-SEA, SS9 1SQ (Elms Ward)
Erect single storey rear extension.

No Objection

321. LOS/14/0043 SOS/14/00143/OUT
25 MEDWAY CRESCENT, LEIGH-ON-SEA, SS9 2UX (Thames Ward)
Demolish existing bungalow and erect two dwellinghouses with internal garages and layout parking to front (Outline Application).

No Objection – However, the loss of another bungalow from the housing stock is to be regretted.

322. LOS/14/0044 SOS/14/00131/FUL
1564 LONDON ROAD, LEIGH-ON-SEA, SS9 2QW (Thames Ward)
Convert existing bungalow into two bungalows, erect single storey front and rear extensions, alter elevations and form vehicular access onto Berkeley Gardens (Amended Proposal).

Objection

Although the amended proposal is an improvement, the vehicle crossover onto Berkeley Gardens is still considered too close to the extremely busy London Road (A13) junction.

323. LOS/14/0045 SOS/14/00161/FULH
21 BRAEMAR CRESCENT, LEIGH-ON-SEA, SS9 3RL (Highlands Ward)
Erect single storey rear and side extension.

Objection

The joining of the side and rear extensions is poorly designed; the connection between them looks very awkward.
The side elevation is lacking in detail, to the detriment of the street scene.

324. LOS/14/0046 SOS/14/00195/FUL
115 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JN (Herschell Ward)
Convert garage into habitable accommodation and alter elevations (Amended Proposal).

Objection

The amended proposal does not sufficiently address the concerns expressed in SBC's rejection of the previous application. There is still a loss of amenity owing to the real and perceived loss of privacy in the kitchen/dining room of the downstairs flat, from the rear doors and window of the proposed living room, which are extremely close.

325. LOS/14/0047 SOS/14/00154/FUL
40 OLIVIA DRIVE, LEIGH-ON-SEA, SS9 3EG (St James' Ward)
Erect single storey side extension.

No Objection

326. LOS/14/0048 SOS/14/00203/TCA
27 QUEENS ROAD, LEIGH-ON-SEA, SS9 1AZ (St Clement's Ward)
Fell one yew tree (works to trees in a conservation area).

Objection

The yew tree makes a positive contribution to the street scene in this conservation area and instead it should be drastically cut back and lowered, and then managed into a more acceptable shape as it regrows. Yew trees respond well to this treatment.

327. LOS/14/0050 SOS/14/00173/FUL
1331 LONDON ROAD, LEIGH-ON-SEA, SS9 3NQ (Highlands Ward)
Change of use of part of ground floor from commercial to residential (C3) and alter elevations.

No Objection in principal to a flat but there are concerns over the workability of the indicated parking space.

The application states there will be 3 parking spaces (Qu 10) but only 1 is for the flat, and that relies on the space in front of the others for access. Since that space is not part of the application, it cannot be guaranteed to be clear in the future.

328. LOS/14/0051 SOS/14/00164/FULH
42 CRANLEIGH DRIVE, LEIGH-ON-SEA, SS9 1SY (Elms Ward)
Erect single storey rear and side extension.

Objection

The proposed extension is directly to the south of No.44 and projects at least 1.6m beyond it. This will result in a loss of light and sunlight to the patio doors of No.44.

The orientation arrows of the Proposed Ground and First Floor Plans are 180 degrees out.

329. LOS/14/0052 SOS/14/00185/FULH
16 QUEENS ROAD, LEIGH-ON-SEA, SS9 1BA (St Clement's Ward)
Erect single storey rear extension.

Objection

The land at the rear of this row of houses drops quite steeply to the south. The original rear projections of the houses dropped to follow the land and, where they have been modified, they appear to have kept the same width and respected the gaps between the houses and they do not project beyond their neighbours.

The proposed extension not only has a high flat roof but extends beyond the other half of the semi. This will result it ending up very high above the ground level and oppressive from neighbouring gardens. Also, No.18 is of a different style with the rear wall set a long way further back and the proposal would appear particularly oppressive and claustrophobic from there and the rear living room of No.18 would lose a lot of light and sunlight, particularly as the proposed east wall of No.16 would be considerably closer than it is currently.

The meeting closed at 8.30pm.