



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 APRIL 2014 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 (Clerk) and 3 members of the public

The meeting opened at 7.30pm

374. APOLOGIES FOR ABSENCE
None

375. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in minutes 378, 380, 381, 382, 385, 389 & 390 as a member of The Leigh Society Committee.

Cllr Syrie Cox declared a non-pecuniary interest in minute 382 as her son is a member of Essex Yacht Club.

376. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 8th April 2014 were signed as a correct record.

LICENSING APPLICATIONS

377. None

PLANNING APPLICATIONS

378. LOS/14/0085 SOS/14/00301/FULH

12A NEW ROAD, LEIGH-ON-SEA, SS9 2EA (St Clement's Ward)

Erect two storey rear extension, single storey front extension to form new porch and erect balcony to first floor.

Objection

The rear first floor windows will be very close to, and overlook, the private garden and habitable rooms of No.11B. This will result in an unreasonable and un-neighbourly invasion of privacy. Currently there are no overlooking windows so close.

The increase in depth over 2 storeys will result in overdevelopment on such a modest plot.

The increase in depth of the roof at full height will result in a loss of ambient light and sunlight to Nos. 11B and 12.

The proposal site lies within the Leigh Conservation Area where any work should take every opportunity to enhance the character of the property in line with the C.A. guidelines.

These proposals would exacerbate the inappropriate changes that have already been made, to the severe detriment to the street scene and character of the area.

The deep, full-width rear extension with 4-part patio doors are not typical of this row of properties.

With the exception of No.14, which was possibly a shop, the front elevations of this row are simple and traditional; the replacement of a window with patio doors, a full-width balcony and porch in front of the building line are all wholly inappropriate in this Conservation Area.

If any changes are to be made, they should restore the character of the property to that which enhances the area, rather than further degrading it. The multi-paned windows are a particularly an alien feature.

Obscure glass

379. LOS/14/0090 SOS/14/00336/FULH
5 WESTCLIFF DRIVE, LEIGH-ON-SEA, SS9 2LB (Herschell Ward)
Erect single storey rear extension.

Because an equivalent application has been allowed either side of this address, Leigh Town Council is raising no objection. However it is disappointed that those 2 applications were allowed and regrets the loss of an appreciable section of already limited amenity space.

380. LOS/14/0084 SOS/14/00381/FUL
40 CLIFF PARADE, LEIGH-ON-SEA, SS9 1BB (St Clement's Ward)
Demolish existing dwelling and erect three storey dwelling with detached garage and landscaping to front and rear (Amended Proposal).

Objection

- The proposal is for a modern design which takes no reference from the rest of the area, particularly in terms of the height, bulk, materials and roof design. Despite some amendments to the previous refused application, for those reasons, the proposal is still seriously out of character with, and detrimental to, the street scene and detrimental to the adjoining Leigh Cliff Conservation Area.
- This site is immediately adjacent to a long stretch of properties in the Leigh Cliff Conservation area. They are viewed as a whole, from the popular and well-used public open space opposite, and it is a prominent view from the sea. The proposal will appear as an alien feature from a very large area of public viewing.
- The site is part of a group of similar height properties which step down the natural slope of Cliff Parade towards the east. The absolute height of the application is at least 1 metre higher than the neighbour to the west and almost 6 m higher than the neighbour to the east.
- NB The latter site No.41 does NOT have approval under application 10/01270 for a higher building, as drawn and annotated on the plans; it was refused and the appeal was dismissed.
- The existing roof at this site and those to the west, all pitch away from the front of the house, so are less dominant from the public street view than the proposal roof that projects to the front of the building at full height.
- Although some of the ground floor south elevation may have been moved back, the 1.5 storey 'brick wall' feature, to the west of the main large window, appears to project as far forward as the previous application; and it is this solid feature that will dominate when looking along the fronts of the properties and will be the limiting factor in the angle of views.
- The 3 storey building is very deep, and close to the side boundaries; it will cut an appreciable amount of light from the adjacent properties and would appear oppressive and obtrusive from them.

- Although the front elevation has been divided vertically, there is still a large area of glass on the right 2/3 which would appear incongruous in this mainly C.A. street scene – particularly the unrelieved glass areas under the roof projection.

381. LOS/14/0086 SOS/14/00535/TCA

14 SEAVIEW ROAD, LEIGH-ON-SEA, SS9 1AT (St Clement's Ward)

Fell one leylandii tree (Works to a tree in a conservation area).

No Objection - subject to this actually being a leylandii and not a slower-growing conifer; the diagram refers only to a 'conifer'

382. LOS/14/0087 SOS/14/00452/FULM

ESSEX YACHT CLUB, HMS WILTON CINDER PATH, LEIGH-ON-SEA, SS9 1BD (St Clement's Ward)

Lay a sewer pipe from the Ship Wilton to the Shore and under the Cinder path and the road at Old Leigh High Street to connect to the Public Sewer in order to comply with Byelaw 49 Port of London Authority Byelaws 2012 (Effective 1 January 2015).

No Objection - subject to any structural disturbance/damage within the conservation area being reinstated in compliance with conservation area guidelines.

383. LOS/14/0088 SOS/14/00398/FUL

178-180 PALL MALL, LEIGH-ON-SEA, SS9 1RB (St Clement's Ward)

Part change of use of ground floor from Training Centre (Class D1) to two storey dwellinghouses (Class C3) and first floor self-contained flat (Class C3), and alter elevations.

No Objection in principle but the parking spaces for the house and flat, as referred to in the *supporting statement*, should be indicated on the plans, or conditioned, to avoid later confusion. There should be some amenity space provided for the drying of washing.

384. LOS/14/0089 SOS/14/00389/FULH

149 LEIGHTON AVENUE, LEIGH-ON-SEA, SS9 1PX (Elms Ward)

Erect roof extension to rear and convert roof space to habitable accommodation.

Objection

The proposed roof extension is too large, not subservient to the main roof, set too high and too close to all other edges. The openings do not align with those on the lower floors and the 'wall' space around them is excessive. The proposal is totally contrary to paragraph 366 of the Design & Townscape Guide which specifically states that large box style dormers should be avoided, as they appear bulky and unsightly.

We would like to point out that some of the documents are mislabelled. The agent has already had to add the direction of north to the location plan, but has it incorrect. The road labelled Pall Mall is the A13 and vice versa, which makes north in the opposite direction. The block plan is similarly incorrectly labelled.

385. LOS/14/0091 SOS/14/00397/FULH

28 LEIGH PARK ROAD, LEIGH-ON-SEA, SS9 2DU (St Clement's Ward)

Convert loft into habitable accommodation and install velux window to rear.

No Objection

386. LOS/14/0092 SOS/14/00450/FULH

43 WOODFIELD ROAD, LEIGH-ON-SEA, SS9 1ER (Leigh Road Ward)

Erect detached garage to rear.

No Objection

387. LOS/14/0093 SOS/14/00438/FULH
34 DAWLISH DRIVE, LEIGH-ON-SEA, SS9 1QX (Elms Ward)
Erect single storey rear extension.

No Objection

388. LOS/14/0094 SOS/14/00444/FULH
43 CANVEY ROAD, LEIGH-ON-SEA, SS9 2PA (Thames Ward)
Erect single storey rear extension, form hipped roof to side and alter elevations.

No Objection subject to the increased roof height on the north side not causing unacceptable loss of light to habitable rooms in No.45.

389. LOS/14/0095 SOS/14/00472/ADV
25 BROADWAY WEST, LEIGH ON SEA, SS9 2BZ (St Clement's Ward)
Install new fascia sign and internally illuminated projecting box sign.

Objection

The proposal lies within the Leigh Conservation area and therefore *'proportions, detailing and materials of should be appropriate to the area and sympathetic to the existing and neighbouring buildings'* (saved BLP C4)

'In conservation areas proposals for shopfronts will be carefully controlled in order to preserve and enhance the traditional character and appearance of these areas'. (D&TG 396)

Neither internally illuminated lettering (Bombay Spice) on the fascia, nor internally illuminated projecting signs are appropriate in a C.A. Instead the fascia and projecting sign should be externally illuminated as existing here and at neighbouring properties.

The colour RAL 1011 'dark brown' is specified in the design. However, when 'googled', RAL 1011 is described/shown as beige-brown; does this need clarification?

390. LOS/14/0096 SOS/14/00471/FUL
25 BROADWAY WEST, LEIGH ON SEA, SS9 2BZ (St Clement's Ward)
Install new shopfront and internally illuminated projecting box sign.

Objection

The proposed shopfront is too contemporary within a conservation area and lacks detailing.

The proposal lies within the Leigh Conservation area and therefore *'proportions, detailing and materials of should be appropriate to the area and sympathetic to the existing and neighbouring buildings'* (saved BLP C4)

D&TG 396 *In conservation areas, proposals for shopfronts will be carefully controlled in order to preserve and enhance the traditional character and appearance of these areas.*

D&TG 11.6.1: *'Large expanses of glass appear flimsy and unsupported and should be avoided. Vertical subdivisions or mullions, which correspond to the proportions of the upper floors, should be used to reduce the scale and improve the appearance of the shopfront at ground floor level'*.

While the proposed elevation shows low stall risers, the signexcel diagram does not. It is important that stall risers are incorporated in a C.A. commercial frontage, and preferably higher than 300mm. The material of which they are constructed is not clear on the application; this should be appropriate for a C.A. and conditioned.

Internally illuminated projecting signs are not appropriate in a C.A. Instead the the projecting sign should be externally illuminated.

All detailing of the pilasters should be preserved, or the opportunity taken to reinstate appropriate detailing.

391. LOS/14/0097 SOS/14/00419/FUL
**FIREPLACES BY HEALS, 1168-1170 LONDON ROAD, LEIGH ON SEA, SS9 2BZ
(Elms Ward)**
Alter shopfront to form entrance to first floor flat.

No Objection

The meeting closed at 8.45pm.