



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk www.leighonseatowncouncil.gov.uk

Chairman: Cllr Richard Herbert
Vice Chairman: Cllr Syrie Cox
Town Clerk: Paul Beckerson



MINUTES OF THE MEETING OF THE PLANNING & LICENSING COMMITTEE HELD ON THURSDAY, 8th JANUARY 2015 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Donald Fraser, Paul Lawrence, Valerie Morgan, Jane Ward

In Attendance: 2 Members of Public, Sue Marx (Clerk)

The meeting opened at 7.30pm

262. APOLOGIES FOR ABSENCE

Cllrs: Margaret Cotgrove, Syrie Cox, Richard Herbert

263. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in Minute 270 as a member of The Leigh Society Committee and a non-pecuniary interest in Minute 286 as his son owns property nearby.

Cllr Fraser also declared a non-prejudicial interest in Minute 282 as he knows the next door neighbour (a member of West Leigh Residents Association).

Cllr Paul Lawrence declared a non-pecuniary interest in Minute 278 as he knows the owner of this property.

264. LICENSING APPLICATIONS

None

265. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning and Licensing Committee Meeting held on the 16th December 2014 were agreed and signed as a correct record after the following amendments:

Minute 234, quoting Minute 259 should read Minute 257 and Minute 258 is Highlands Ward, not St Clement's.

PLANNING APPLICATIONS

266. LOS/15/0023 SOS/14/02051/FULH
10 CANVEY ROAD, LEIGH-ON-SEA, SS9 2NN (Thames Ward)
Erect part single/part two storey rear extension.

Objection

This is an application where orientation is extremely relevant.

The single storey extension would be right on the boundary with No.12, very close to, and due south of, the window serving the habitable room there. The sun would be blocked from this living room, except for first thing in the morning, and much ambient light will also be blocked.

This would have a seriously detrimental effect on the enjoyment of this room. The 2 storey extension would have a similarly detrimental effect.

The proposal would also block the sun from the private garden area of No.12, next to the house, causing a loss of amenity.

The proposal would create a well or tunnel situation at the rear of No.12 which would be oppressive and claustrophobic, both in the garden and in the outlook from the house.

The proposal is therefore contrary to SPD1 paragraphs 349 & 350.

The other extensions down this side of the road have all been built to ensure that they do not significantly overshadow the property directly to the north of them. This is an un-neighbourly proposal.

267. LOS/15/0001 SOS/14/01960/FULH
25 QUORN GARDENS, LEIGH-ON-SEA, SS9 2TA (Thames Ward)
Erect single storey side extension and convert existing garage into habitable accommodation.

Objection

The side extension should be set back from the front of the existing building in order to appear subservient to it.

268. LOS/15/0002 SOS/14/01961/FULH
25 QUORN GARDENS, LEIGH-ON-SEA, SS9 2TA (Thames Ward)
Erect dormer to rear and form hipped to gable roof extension.

Objection

The proposed change to the roof line would unbalance the symmetry of a pair of semi-detached hipped roofs to the detriment of the street scene.

The rear box dormer would be dominant in the roof, is out of character with neighbouring dwellings and the windows fail to relate to the fenestration on the lower floors.

269. LOS/15/0003 SOS/14/01913/FUL
THE SARAH MOORE PUBLIC HOUSE, 57-59 ELM ROAD, LEIGH-ON-SEA, SS9 1SP (Elms Ward)
Erect two storey roof extension comprising of 6 flats, form balconies, alterations to front elevation, extend extraction flue and erect refuse and cycle store.

(The application did not state whether there was parking provision for the flats. Subsequently the Planning Officer established that there was none.)

Objection

The 'street scene' compares the height of the proposed block to the BT building to the west, but this is a theoretical view from infinity. It would actually be seen directly next to a modest traditional 2 storey building on the south and the locally listed police station on the north; this is possibly 3 storeys high, but is set well back from the Sarah Moore building line so will appear much lower. The proposed block would therefore appear too high and dominant in this position, to the detriment of the street scene.

No parking has been provided for the flats. Although theoretically central Leigh has good public transport, the hours and routes covered are limited. Most people have cars for larger shopping trips, late leisure activities and longer trips away from the train routes.

There is the potential for at least 6 extra cars which could be left without charge in the nearby car park at night but, when not in use during the day, would probably be parked in the residential side streets which are already overstretched with their own residents' cars, as well as those of many people who work in the town.

The parking stress in this locality was exacerbated when 9 flats without parking were allowed at appeal at 53 Rectory Grove and it is already of great concern.

Policy T11 of BLP states that permission will not normally be granted for any development which would give rise to additional demand for on-street parking, particularly in residential areas. It would be unrealistic to imagine that that would not occur with this proposal.

270. LOS/15/0004 SOS/14/019156/AMDT
THE BELL HOTEL AND LAND ADJACENT 20 LEIGH HILL, LEIGH-ON-SEA, SS9 2DN (St Clement's)
Replace Drawings 13/25/02, 13/25/03, 13/25/05A, 13/25/06A, 13/25/07A, 13/25/08B, 13/25/09A, 13/25/10A, 13/25/11B, 13/25/12B, 13/25/13, 13/25/14 and elevational changes (Variation of Condition 02 of Planning Permission 14/00473/AMDT dated 17/07/2014).

No Objection

271. LOS/15/0005 SOS/14/02000/FULH
38 LIME AVENUE, LEIGH-ON-SEA, SS9 3PA (Highlands Ward)
Erect single storey rear infill extension.

No Objection

272. LOS/15/0006 SOS/14/01996/FULH
73 TATTERSALL GARDENS, LEIGH-ON-SEA, SS9 2QS (Thames Ward)
Erect single storey side/rear extension, install Juliette balcony to rear and alter elevations.

Objection

The front elevation of the extension presents a large blank area, to the detriment of the street scene. A window or some detailing should be added to break up the area.

273. LOS/15/0007 SOS/14/01986/FUL
115B PALL MALL, LEIGH-ON-SEA, SS9 1RF (Elms Ward)
Erect conservatory to rear of existing ground floor flat.

No Objection

274. LOS/15/0008 SOS/14/01893/FUL
17 RONALD HILL GROVE, LEIGH-ON-SEA, SS9 2JB (Elms Ward)
Erect single storey rear extension with roof lantern.

Objection

The proposal would reduce natural daylight to the neighbouring property, particularly the rear window in the main (wider) part of No.19.

The view from the side window of the 'outrigger' of No.19 onto the 7.7m blank wall of the extension would be oppressive. This is notwithstanding any vegetation which could be growing on the boundary between Nos. 17 & 19 and which could be cut down.

275. LOS/15/0009 SOS/14/01993/FUL
115 PALL MALL, LEIGH-ON-SEA, SS9 1RF (Elms Ward)
Install bay window and entrance with canopy to front elevation.

No Objection

276. LOS/15/0010 SOS/14/01791/FULH
19 EAST STREET, LEIGH-ON-SEA, SS9 1QF (St Clement's Ward)
Erect single storey side and rear extension.

Objection

- Depending on the sizes of the actual current extensions on Nos.19 & 21 (which appear inconsistent on the plans), the proposed extension would cut more or less sunlight from the rear window and the private sitting-out area at the rear of No.21. The proposed extension is directly to the south of these and the gardens are relatively narrow.

- The proposal would reduce natural daylight to the neighbouring property, particularly the rear window in the main (wider) part of No.17.
- The windows in the sides of the 'outriggers' of Nos.17 & 19 will be considerably closer than currently, resulting in loss of privacy in those rooms.
- This is notwithstanding any vegetation which may be growing on the boundary between Nos. 17 & 19 and which could be cut down.

277. LOS/15/0011 SOS/14/02005/FUL
65 CRESCENT ROAD, LEIGH-ON-SEA, SS9 2PG (Thames Ward)
Replace existing garage to rear.

No Objection

278. LOS/15/0012 SOS/14/01914/OUT
1123-1125 LONDON ROAD, LEIGH-ON-SEA, SS9 3JJ (St James Ward)
Demolition of shop and flats above and construction of either 1 or 2 new retail units with 8 flats above and associated car parking to rear.

Objection

Although No.1127 has had a dormer added, all other properties in this block are 2 storey with roofs pitched away from the road. A 3 storey block with its front elevation rising vertically will appear much higher, and dominant, from the street and detrimental to the street scene. (The proposed road elevation is as seen from infinity and does not represent how it would appear in reality)

The rear of the proposed building would extend to within about 2.5m of the boundary of the property to the north, No.12 Olivia Drive. This will result in loss of sunlight to the back of the house and the garden and loss of privacy due to close overlooking from the proposed balconies.

The south flats provide extremely cramped living rooms, particularly flats 4 & 8 and little, if any, natural light to some of the rooms. This will provide unsatisfactory living conditions for potential residents.

3 bedroomed accommodation would typically be for family use and balconies are not considered to provide adequate private amenity space for children.

12 parking spaces are indicated on the plans, but there is no indication as to whom they are allocated. This would need clarification.

279. LOS/15/0013 SOS/14/01979/FULH
98 DAWLISH DRIVE, LEIGH-ON-SEA, SS9 1QS (Elms Ward)
Erect hip-to-gable roof, erect dormer windows to front and rear roof extension to provide habitable accommodation in the roof space (Amended Proposal).

Objection

The rear dormer is not incidental in the roof slope; this is contrary to the D&TG. The rear windows in the roof do not relate well to the ones on the ground floor. The proposed front dormers would be over dominant in the street scene.

280. LOS/15/0014 SOS/14/02049/FULH
THE COTTAGE, 4 BELFAIRS CLOSE, LEIGH-ON-SEA, SS9 3AL (Bonchurch Ward)
Erect single storey rear extension, Brise-Soleil canopy to rear (Amended Proposal).

Objection

The large extension of the ground floor would result in overdevelopment of the site when the footprint of the built area is compared with the area of the private garden.

281. LOS/15/0015 SOS/14/02052/FUL
ST CLEMENTS COURT EAST, BROADWAY WEST, LEIGH-ON-SEA, SS9 2BS

(St Clement's)

Install two roof mounted satellite dishes and associated equipment.

No Objection

Cllr Donald Fraser left meeting due to a non-prejudicial interest in Minute 282.

282. LOS/15/0016 SOS/14/02008/FUL
THE DINING ROOM, 1356 LONDON ROAD, LEIGH-ON-SEA, SS9 2UH (Thames Ward)
Raise roof height and erect dormer to north elevation of outbuilding to rear to create first floor office and store to be used by existing restaurant (Amended Proposal).

No Objection

Cllr Donald Fraser re-joined meeting.

283. LOS/15/0017 SOS/14/02034/FUL
1707 LONDON ROAD, LEIGH-ON-SEA, SS9 2SH (Highlands Ward)
Convert first and second floor flat to form 2 self-contained flats (Amended Proposal).

No Objection

284. LOS/15/0018 SOS/14/02065/OUT
182 PALL MALL, LEIGH-ON-SEA, SS9 1RB (Elms Ward)
Demolish existing unit and erect one dwelling (Outline) (Amended Proposal).

Objection

A dwelling built here would appear cramped, and 'hemmed-in' with the high brick wall of the electricity substation to the east side.

The large substation also 'hums' loudly and this could cause health issues over time to intended residents. Any proposed outside amenity space would be adversely affected by the noise.

There are also recognised health risks from the electromagnetic fields associated with a substation at such close proximity to living accommodation.

The proposal would necessitate the removal of the existing sycamore tree which is a welcome feature in the street scene and helps to shield the residential property in Leigham Court Drive from the substation.

285. LOS/15/0019 SOS/14/01997/FUL
ORCHARD MOTOR CO, 1771 LONDON ROAD, LEIGH-ON-SEA, SS9 2ST (Highlands Ward)
Remove Portacabin and erect 2 storey block of 8 self-contained flats, lay out parking, amenity areas, cycle and refuse stores (Amended Proposal).

Objection

Cllr Pat Holden requested that the application be delegated to the Town Clerk in consultation with the Chairman.

Leigh Council objected to the original proposal in principal but, since that was approved, wish to object to the changes and comment on the landscaping.

The space to the rear of the flats which was labelled 'landscaped amenity space' has now been reduced to a much smaller 'landscaped area' which abuts the building – significantly the bedroom windows of the ground floor flats. This does not seem appropriate as 'private amenity space'. There doesn't appear to be any other private amenity space provided.

Whilst landscaping and trees are important and welcomed, the suggestion of London Planes is inappropriate in this situation – they are far too large and the roots would undermine the building. Please see description below.

'The London plane reaches a mature height of 60-100' tall and can be up to 80' wide with a trunk up to 10' or more in circumference'

Any trees in these positions, other than very small ones, would be right in front of the flat windows, blotting out light and sun to the lounges; shrubs would be more appropriate. If trees are required, the advice of SBC Parks department should be sought for appropriate species.

Cllr Donald Fraser left meeting due to non-pecuniary interest in Minute 286.

286. LOS/15/0020 SOS/14/02026/FULH

38 UNDERCLIFF GARDENS, LEIGH-ON-SEA, SS9 1EA (Leigh Road Ward)

Demolish dormers and porch to front, erect first floor extension with gable roof and balcony to front, erect two rear storey extension with gable roof including balcony at first floor and external staircase.

No Objection

Cllr Donald Fraser re-joined meeting.

287. LOS/15/0021 SOS/14/02018/FULH

159 OAKLEIGH PARK DRIVE, LEIGH-ON-SEA, SS9 1RT (Elms Ward)

Demolish conservatory, erect single storey rear extension and convert garage into habitable accommodation.

No Objection

288. LOS/15/0022 SOS/14/02015/FULH

8 EWAN WAY, LEIGH-ON-SEA, SS9 3RA (Highlands Ward)

Erect single storey rear extension.

No Objection

289. MARINE AND COASTAL ACCESS ACT 2009 (Marine Licence Application)
APPLICATION FOR SLIPWAY REPAIRS AT TWO TREE ISLAND

No Objection

The meeting closed at 9.28pm