



# Leigh-on-Sea Town Council

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



## MINUTES OF THE MEETING OF THE PLANNING & LICENSING COMMITTEE HELD ON TUESDAY, 10<sup>th</sup> FEBRUARY 2015 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Richard Herbert (Chaired Meeting), Margaret Cotgrove, Donald Fraser, Valerie Morgan, Jane Ward

In Attendance: 3 Members of Public, Cllr Carole Mulrone, Sue Marx (Clerk)

### ***The meeting opened at 7.30pm***

#### 317. ELECTION OF MEETING CHAIRMAN

Cllr Richard Herbert was elected to Chair the meeting in the absence of both the Chairman and Vice Chairman of the Committee.

#### 318. APOLOGIES FOR ABSENCE

Cllrs: Pat Holden, Syrie Cox, Paul Lawrence

#### 319. DECLARATION OF MEMBERS' INTERESTS

***Cllrs Donald Fraser and Carole Mulrone declared a non-pecuniary interest in minutes 327, 328, 329 and 331 as members of The Leigh Society Committee.***

#### 320. LICENSING APPLICATIONS

None

#### 321. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning and Licensing Committee Meeting held on the 27<sup>th</sup> January 2015 were agreed and signed as a correct record.

#### PLANNING APPLICATIONS

#### 322. LOS/15/0050 SOS/15/00037/AMDT

##### **LEIGH TENNIS CLUB, 5 ADALIA CRESCENT, LEIGH-ON-SEA, SS9 3SN (Highlands Ward)**

Install terrace area to second floor of 131 Highlands Boulevard (Variation of Condition 02 of Planning Permission 14/01360/AMDT dated 27/11/2014).

#### **Objection**

The proposed balcony/terrace would cause a loss of privacy both real and perceived, overlooking nearby gardens. This type of 2<sup>nd</sup> floor roof terrace is out of character for the area and could also set a precedent for future proposed applications.

#### 323. LOS/15/0048 SOS/15/00101/FULH

##### **54 BRAEMAR CRESCENT, LEIGH-ON-SEA, SS9 3RJ (Highlands Ward)**

Erect single storey rear extension with raised patio and screening to side elevations, hipped to gable roof and dormer to rear (Retrospective).

#### **No Objection**

324. LOS/15/0047 SOS/15/00087/ADV  
**ESSO AND TESCO EXPRESS, 1781-1799 LONDON ROAD, LEIGH-ON-SEA, SS9 2ST (Highlands Ward)**  
Install four illuminated signs and ten non-illuminated signs to existing fuel pumps and canopy support columns.

**No Objection**

325. LOS/15/0049 SOS/15/00105/FULH  
**17 WARREN ROAD, LEIGH-ON-SEA, SS9 3TT (Highlands Ward)**  
Erect dormer to side elevation, erect single storey side extension with canopy.

**Objection**

The proposed style of the side extension would unbalance the remainder of the property.

**No Objection**

There is no objection to the proposed dormer.

326. LOS/15/0052 SOS/15/00132/FULH  
**55 PARK ROAD, LEIGH-ON-SEA, SS9 2PE (Thames Ward)**  
Erect front porch and form vehicular access and layout hard-standing onto Park Road.

**Objection**

If vehicular access is created there is concern regarding the inadequate amount of kerb length left for one vehicle to park and this would also result in the loss of two parking spaces.

Materials used to create the hard standing should be permeable as non-permeable materials create a run-off of rain water into the main drains.

The vehicular access at this location will result in the loss of soft landscaping thus affecting the overall street scene.

**No Objection**

There is no objection to the porch.

327. LOS/15/0053 SOS/15/00150/FULH  
**25 VICTORIA ROAD, LEIGH-ON-SEA, SS9 1AU (St Clement's Ward)**  
Erect single storey rear extension.

**No Objection**

However, concern was expressed over the use of UPVC windows in a Conservation Area.

328. LOS/15/0054 SOS/15/00136/FUL  
**64 HIGH STREET, LEIGH-ON-SEA, SS9 2EP (St Clement's Ward)**  
Replace boundary fence at front.

**No Objection** subject to the proposed railings being of a similar style to those in the Conservation Area.

329. LOS/15/0055 SOS/15/00157/AD  
**11 SEAVIEW ROAD, LEIGH-ON-SEA, SS9 1AT (St Clement's Ward)**  
Application for approval of details pursuant to condition 3 (Materials) of planning permission 14/01911/FULH dated 21/01/2015.

**No Objection**

The Committee were pleased with the applicant's efforts to conserve the appearance of the building.

330. LOS/15/0056 SOS/15/00145/FULH  
**32 CRESCENT ROAD, LEIGH-ON-SEA, SS9 2PF (Thames Ward)**  
Erect single storey rear extension with roof lanterns.

**No Objection**

331. LOS/15/0057 SOS/15/00134/AD  
**14 QUEENS ROAD, LEIGH-ON-SEA, SS9 1BA (St Clement's Ward)**  
Application for approval of details pursuant to condition 3 (Materials) of planning permission 14/01673/FULH dated 08/01/2015.

**No Objection**

REPORT BACK ON DELEGATED DECISIONS

332. LOS/15/0027 SOS/14/01884/RES  
**110 MARGUERITE DRIVE, LEIGH-ON-SEA, SS9 1NW (Leigh Road Ward)**  
Provide detailed landscaping (approval of reserved matters following outline Permission Ref. 14/00031/OUT granted on Appeal 12/05/2014).

**Objection**

The selection of shrubs suggested provides little, if any, biodiversity offer. With the increasing loss of planted garden space in the town, it is important that any new planting should be chosen to be as wildlife friendly as possible. Advice should be sought from SBC Horticultural Officer for appropriate shrubs.

**Noted**

333. COMMITTEE REVIEW – STRATEGY & TOWN PLAN SUB-COMMITTEE 2<sup>nd</sup> December 2014 - MINUTE 7

Planning & Licensing – Concern was expressed on the over reliance on one Councillor, the Chairman and to whether this was a sustainable position. The Sub-Committee felt there should be a change of focus from technical aspects to local input and an overview of policy and major applications.

It was **RESOLVED** that this issue be referred to the Policy Development Group Meeting which will meet at 3.00pm on Monday, 9<sup>th</sup> March 2015.

***The meeting closed at 8.45pm***