



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, HIGHWAYS & LICENSING COMMITTEE HELD ON TUESDAY, 24th MARCH 2015 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden, Margaret Cotgrove, Richard Herbert, Valerie Morgan, Jane Ward

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

The meeting opened at 7.30pm

358. APOLOGIES FOR ABSENCE

Cllrs: Syrie Cox, Donald Fraser and Paul Lawrence

359. DECLARATION OF MEMBERS' INTERESTS

Cllr Richard Herbert declared a non-pecuniary interest in Minute 370 as he knows an objector.

Cllr Valerie Morgan declared a non-pecuniary interest in Minute 363 as her son lives opposite this property.

360. LICENSING APPLICATIONS
None

361. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning and Licensing Committee Meeting held on the 10th March 2015 were agreed and signed as a correct record.

PLANNING APPLICATIONS

362. LOS/15/0074 SOS/15/00292/FUL
104 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JN (Herschell Ward)
Demolish existing dwellinghouses at 104-106 Salisbury Road, erect four semi-detached dwellinghouses and form additional vehicular crossover onto Salisbury Road (Amended Proposal).

Cllr Jane Ward arrived at 7.43 to discuss the aforementioned application.

Objection

The planning application provides only 1 parking space per dwelling, which is realistically inadequate for 4 bedroomed houses. Currently there appear to be about 3 off-street spaces plus a garage for each of the 2 bungalows. There is already serious parking stress down this road, which will be exacerbated if the application at No.105, opposite, is permitted. The road is used for parking for Westleigh Schools and St Margaret's Church and is solid parked on both sides most of the day and evening preventing 2 way traffic and even causing backing up onto the A 13 on occasions. Most of the cars park partly on the pavement which is a safety issue for pedestrians. This application risks putting more parked cars in this stretch of road.

The proposed development extends behind the flats at Salisbury Court at almost full height so the residents of those flats would suffer considerable loss of amenity by loss of sunlight and ambient light to their amenity space, their rear and side windows.

There would be a loss of 2 more bungalows, of which there is a limited, and fast dwindling, supply in the Borough.

Whilst there is a requirement for additional housing in the town, it is not for this type.

363. LOS/15/0075 SOS/15/00313/FUL
64 HIGH STREET, LEIGH-ON-SEA, SS9 2EP (St Clement's Ward)
Demolish single storey rear extension, erect single storey side and rear extension and replace existing windows.

No Objection

364. LOS/15/0076 SOS/15/00109/FUL
15 LEIGH HEATH COURT, LONDON ROAD, LEIGH-ON-SEA, SS9 2QP (Thames Ward)
Install external cladding to elevations.

No Objection – subject to the cladding not affecting the design of the building.

365. LOS/15/0077 SOS/15/00267/FULH
140 MARINE PARADE, LEIGH-ON-SEA, SS9 2RB (Thames Ward)
Erect single storey rear extension.

No Objection

366. LOS/15/0078 SOS/15/00268/FULH
141 MARINE PARADE, LEIGH-ON-SEA, SS9 2RB (Thames Ward)
Erect single storey rear extension.

No Objection

367. LOS/15/0080 SOS/15/00320/FULH
43 BRAEMAR CRESCENT, LEIGH-ON-SEA, SS9 3RJ (Highlands Ward)
Part demolish outbuildings and erect single storey side extension.

No Objection

368. LOS/15/0081 SOS/14/02088/FUL
THE PETER BOAT INN, 27 HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)
Install extract ducting to existing rear flat roof, bin store and timber fence enclosure to rear.

No Objection

369. LOS/15/0082 SOS/15/00310/FUL
26 ASHLEIGH DRIVE, LEIGH-ON-SEA, SS9 1AD (St Clement's Ward)
Erect single storey side extension, erect single storey rear extension, new pitched roof to existing rear flat roof extension, extend terrace to rear.

No Objection

370. LOS/15/0083 SOS/15/00315/FUL
CHARTWELL PRIVATE HOSPITAL, 1629 LONDON ROAD, LEIGH-ON-SEA, SS9 2SQ (Highlands Ward)
Erect two storey rear extension and first floor rear extension.

Cllr Richard Herbert left the meeting at 8.08pm and returned at 8.10pm

Objection

The proposed 2 storey structures would appear overbearing from No.1 Sydney Road, which is adjacent to the site, and there would be a loss of light to that property, particularly in the garden.

371. LOS/15/0084 SOS/15/00317/FULH
240 WESTERN ROAD, LEIGH-ON-SEA, SS9 2QY (Thames Ward)
Erect two storey rear extension and first floor side extension. (Amended Proposal).
- No Objection**
372. LOS/15/0085 SOS/15/00321/FUL
80A RECTORY GROVE, LEIGH-ON-SEA, SS9 2HJ (Elms Ward)
Erect first floor rear extension.
- No Objection**
373. LOS/15/0086 SOS/14/01825/AMDT
136 BROADWAY, LEIGH-ON-SEA, SS9 1AA (St Clement's Ward)
Replace drawings 41/11 Revision B; 41/14 Revision A; 41/15 Revision A; 41/16 Revision A; 41/17 Revision A; 41/18 Revision A; 41/19; 41/20 Revision A; 41/22 Revision A (Minor Material Amendment to Planning Permission 06/01039/FUL dated 14/08/2007).
- No Comment**
374. LOS/15/0087 SOS/15/00328/FULH
18 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JU (Herschell Ward)
Erect first floor extension to existing garage to form habitable accommodation and alter garage elevations.
- No Objection** subject to this habitable accommodation only being utilised in conjunction with the main family house and not as an independent dwelling.
375. LOS/15/0088 SOS/15/00334/FULH
88 CRESCENT ROAD, LEIGH-ON-SEA, SS9 2PG (Thames Ward)
Erect single storey side and rear extensions.
- No Objection**
376. LOS/15/0089 SOS/15/00333/FULH
70 LORD ROBERTS ROAD, LEIGH-ON-SEA, SS9 1NE (Leigh Road Ward)
Erect single storey rear extension, erect dormer to rear, alter elevations.
- Objection**
- The floor to ceiling windows in the large rear dormer would appear invasive to neighbours and result in real and perceived overlooking of their private gardens. There do not appear to be any other such large or fully glazed roof dormers in this road, and it could set a precedent for further applications of this nature.
377. LOS/15/0090 SOS/15/00307/FULH
32 CLIFF PARADE, LEIGH-ON-SEA, SS9 1BB (St. Clements Ward)
Demolish single storey rear extension, erect single storey side extension, extend front dormer, erect rear dormer, alter elevations.
- Objection**
- The front dormer is too high and bulky and not of a sympathetic design to the remainder of the structure, or the street scene in this Conservation Area where gable shapes predominate at roof level.
- The other alterations to the elevations, back to a traditional style, are a great improvement
378. LOS/15/0091 SOS/15/00420/TPO
THE GABLES, 125 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LY (Herschell Ward)

Reduce to previous pollard points and remove low growth to one poplar tree to front boundary
(Application for works to a tree covered by a Tree Preservation Order)

No Objection

Meeting closed at 8.45pm