



Leigh-on-Sea Town Council

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Chairman: Cllr Richard Herbert
Vice Chairman: Cllr Carole Mulroney
Town Clerk: Paul Beckerson

MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD ON TUESDAY, 14TH JULY 2015 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Caroline Parker (Chairman), Patrick Fox, Richard Herbert, Carole Mulroney, Declan Mulroney, Ron Owen, Helen Robertson

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

The meeting opened at 7.33pm

Cllr Caroline Parker sent her best wishes to Cllr Donald Fraser on behalf of the Committee and wished him a speedy recovery.

57. APOLOGIES FOR ABSENCE

Cllr: Donald Fraser

58. DECLARATION OF MEMBERS' INTERESTS

Cllrs Carole Mulroney and Declan Mulroney declared non-pecuniary interests in Minutes 66 and 80 as members of the Leigh Society Committee.

59. LICENSING APPLICATIONS

None

60. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning, Highways and Licensing Committee Meeting held on the 23rd June 2015 were agreed and signed as a correct record.

PLANNING APPLICATIONS

61. LOS/15/0171 SOS/15/00830/FUL

117 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LY (Herschell Ward)

Convert stable/garage building into dwelling house and erect single storey extension to front and rear elevations (Amended Proposal).

Objection

As per our previous objection No 117 is already divided into 2 flats and the proposal will constitute overdevelopment of the site indicated by very little useable, amenity space for any of the 3 residences.

This is completely out of character with the other properties in the area which all have large gardens.

The minimal amenity space, and the only ground-floor window for the new dwelling would both be closely overlooked by the upstairs flat.

The living conditions for future residents would be poor because all windows to the first floor are to be obscure glass and there is little natural illumination to the ground floor living space.

The bathroom with WC leads straight off the kitchen area.

The side/back double doors would be extremely close to the boundary with, and the principal private amenity space of 16 Salisbury Road, where the family sit and the young daughters have their outside play equipment. This would lead to a significant loss of privacy compared with the current situation, and overhearing of private conversations.

62. LOS/15/0176 SOS/15/00828/FULH
109 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JN (Herschell Ward)
Install dormer to rear.

No Objection

63. LOS/15/0177 SOS/1500841/FULH
19 BERKELEY GARDENS, LEIGH-ON-SEA, SS9 2TD (Thames Ward)
Erect single storey side and rear extension.

No Objection

64. LOS/15/0179 SOS/15/00871/FULH
20 MARINE AVENUE, LEIGH-ON-SEA, SS9 2JE (Elms Ward)
Erect two storey side and rear extension, extend single storey rear extension, raise roof and erect side dormers to form habitable accommodation. Proposed new white plastic windows to rear and side elevations, dormer windows to be obscure (Amended Proposal).

Objection

As per our previous objection, there are no significant changes and this proposal will be a massive over development and inappropriate within the street scene.

65. LOS/15/0180 SOS/15/00921/FULH
237 STATION ROAD, LEIGH-ON-SEA, SS9 3BP (Bonchurch Ward)
Demolish existing garage, erect two storey side extension, raise roof to form new first floor flat.

Objection

The proposed structure would create over development on this site and result in the loss of a further bungalow.

66. LOS/15/0181 SOS/15/00977/FULH
65 LEIGH HILL, LEIGH-ON-SEA, SS9 2DH (St Clement's Ward)
Erect single storey rear extension.

Objection

The proposal extends beyond the building line of neighbouring properties and would set a precedent for the road which is in the Conservation Area.

67. LOS/15/0182 SOS/15/00978/FULH
22 HAMBORO GARDENS, LEIGH-ON-SEA, SS9 2NR (Thames Ward)
Form hipped to gable roof extension with rooflights to front and rear to form habitable accommodation in the roof.

Objection

The application would be an over development, overlooking neighbouring properties. It is out of keeping with the street scene and inappropriate within a Conservation Area.

68. LOS/15/0183 SOS/15/00929/FULH
27 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JU (Herschell Ward)
Form ground floor bay window to front elevation.

No Objection

69. LOS/15/0184 SOS/15/00867/TPO
17 WARREN ROAD, LEIGH-ON-SEA, SS9 3TT (Highlands Ward)
Reduce height of one acer tree (Works to a tree covered by a Tree Preservation Order).

No Objection however the Committee would resist any works to trees covered by Tree Preservation Orders unless a Southend-on-Sea Borough Council Arboricultural Officer deems it necessary.

70. LOS/15/0185 SOS/15/00938/FUL
29 TATTERSALL GARDENS, LEIGH-ON-SEA, SS9 2QS (Thames Ward)
Erect part single/part two storey rear extension, replace existing garage and garden store to rear.

No Objection

71. LOS/15/0186 SOS/15/01013/FULH
17 WARREN ROAD, LEIGH-ON-SEA, SS9 3TT (Highlands Ward)
Erect dormer to side elevation, erect single storey side extension with canopy (Amended Proposal).

No Objection

72. LOS/15/0187 SOS/15/01019/FULH
70 CHELTENHAM DRIVE, LEIGH-ON-SEA, SS9 3EH (St James Ward)
Erect part single/part two storey rear extension, raise height of roof and form hipped to gable roof extension with dormer to rear and roof light to front to form habitable accommodation in roof.

No Objection however the loss of a further bungalow is regrettable.

73. LOS/15/0188 SOS/15/00990/FULH
90 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JS (Herschell Ward)
Erect single storey side and rear extension.

No Objection

74. LOS/15/0189 SOS/15/01001/FULH
7 ORMONDE GARDENS, LEIGH-ON-SEA, SS9 3RG (Highlands Ward)
Erect single storey side extension, increase height of roof to form habitable accommodation and erect dormer windows to side (Amended Proposal).

Objection

The proposal would create an overdevelopment and appear overbearing. There will also be the loss of a further bungalow.

75. LOS/15/0190 SOS/15/01061/FUL
1-15 CRICKETFIELD GROVE, LEIGH-ON-SEA, SS9 3EL (St James Ward)
Convert two storey dwelling to two self-contained flats, erect third floor use as a roof terrace.

Objection

The proposal would make this unattractive structure even more so and be out of character in the current street scene.

76. LOS/15/0191 SOS/15/00989/FULH
1280 LONDON ROAD, LEIGH-ON-SEA, SS9 2UD (Herschell Ward)
Extend existing vehicular crossover on to London Road.

Objection

It was felt this was an unnecessary request due to the current parking situation. It would also set a precedent in the road and there would be the loss of a grass verge.

77. LOS/15/0192 SOS/15/01091/FULH
107 WESTERN ROAD, LEIGH-ON-SEA, SS9 2PB (Thames Ward)
Ground floor rear extension.

No Objection

78. LOS/15/0193 SOS/15/00918/FUL
4 HILLSIDE CRESCENT, LEIGH-ON-SEA, SS9 2PB (Leigh Road Ward)
Extend existing vehicular access onto Hillside Crescent.

Objection

There would be the loss of on street parking and it was felt an unnecessary request as a dropped kerb is in situ.

79. LOS/15/0194 SOS/15/01102/FULH
104 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JS (Herschell Ward)
Erect single storey rear extension.

No Objection

80. LOS/15/0195 SOS/15/00948/FUL
CRESCENT COURT, CRESCENT ROAD, LEIGH-ON-SEA, SS9 2PY (Thames Ward)
Erect roof extension to form one additional self-contained flat, lay-out two car parking spaces and refuse store at rear (Amended Proposal).

Objection

The proposal, although amended, would still be overbearing and is out of character with the current street scene.

Meeting closed at 9.11pm