



# Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288  
[council@leighonseatowncouncil.gov.uk](mailto:council@leighonseatowncouncil.gov.uk) [www.leighonseatowncouncil.gov.uk](http://www.leighonseatowncouncil.gov.uk)



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 WEDNESDAY, 6<sup>th</sup> JANUARY 2016 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Caroline Parker (Chairman), Donald Fraser, Richard Herbert, Carole Mulroney, Ron Owen, Helen Roberson

In Attendance: 3 Members of Public, Cllr Bernard Arscott (SBC), Sue Marx (Clerk)

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

The Chairman wished everyone a Happy New Year.

#### 249. APOLOGIES FOR ABSENCE

Cllr Declan Mulroney and Patrick Fox

#### 250. DECLARATION OF MEMBERS' INTERESTS

***Cllr Donald Fraser declared a non-pecuniary interest in Minute 256 as he knows the applicant and a pecuniary interest in Minute 262 as his son lives nearby.***

***Cllr Carole Mulroney declared a non-pecuniary interest in Minutes 255, 256, 261 and 264 as a member of the Leigh Society Committee.***

#### 251. LICENSING APPLICATIONS

None

#### 252. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning, Highways and Licensing Committee Meeting held on the 15<sup>th</sup> December 2015 were agreed and signed as a correct record.

#### PLANNING APPLICATIONS

#### 253. LOS/16/0007 SOS/15/01792/FUL

##### **31 GRAND PARADE, LEIGH-ON-SEA, SS9 1DX (Leigh Road Ward)**

Demolish existing block of flats, erect 5 storey building comprising of 5 self-contained flats with basement car parking, layout cycle and bin store (Amended Proposal).

#### **Objection**

#### **Main Issues**

- The detrimental effect on the street scene
- The effect on traffic and parking
- The effect on sunlight, privacy and amenity of neighbouring properties

### **Street Scene**

Although parts of Grand Parade have been allowed to be developed in a manner which would not now be encouraged it is an important and prominent area in the town. At this point the houses range from 3 to 2 storey, Edwardian in design and vary in height to achieve a homogenous and horizontal roof line as the land rises and falls towards the Junction with Woodfield Road. This is an important feature of the street scene which this proposal would disrupt.

The proposal is for a five storey block of an uncompromising modern design with varying storey heights and balconies protruding beyond the building line which shows no sympathy with and draws no context from adjoining properties which have considerable architectural merit. This section of Grand Parade is considered locally to be a very attractive and pleasant area of domestic housing and we would be very concerned at the loss of this important section to a modern block of inappropriate height and bulk.

### **Traffic and Parking**

Grand Parade narrows at this point and there is a pedestrian refuge opposite the western end of the site which further restricts the road. Grand Parade carries a heavy traffic load at all times, particularly at peak periods when queues form at the approach to the junction with Woodfield Road. Combined with the rise in the road this already leads to local concerns with regard to traffic safety and congestion. During the construction phase, when the pavement is likely to be blocked to allow storage of materials and there will be many deliveries, and later, any delivery vehicle at this point will force traffic to pass on the wrong side of the bollards. This also poses a hazard for pedestrians, Grand Parade carries a heavy pedestrian traffic load as it leads to Chalkwell Station and this is not an easy point to cross the road.

The parking arrangements are by means of a mechanical lift. This will discourage visitors, and probably residents, from parking under the block and lead to further pressure in an area of considerable parking stress. Vehicles making the restricted turn into the parking facility will pose a danger but in particular it is inevitable that from time to time vehicles will attempt to enter as another vehicle is already using the lift to exit and the first vehicle would be forced to reverse into the road to allow passage, a clearly unsafe manoeuvre.

### **Effect on neighbouring properties**

The proposal is considered an overdevelopment on a restricted site by reason of its design, height and mass. It will be in close proximity to properties in Glen Road which have relatively short gardens and the rear windows and balconies of the block will cause a severe loss of privacy by overlooking.

The proposal will be overbearing presenting a large structural mass in close proximity.

It would appear from the sunlight analysis, and further research using Google Earth photography at different times of the year, that sunlight to neighbouring properties to the rear will be reduced to minimal standards and that their gardens will receive no direct sunlight whatsoever between October and March and even later in the year there will be a severe loss of direct sunlight. This is in severe contrast to other blocks in the area which are built on far larger plots and their shadows remain within their own boundaries. We would recommend that regard be paid to information using "google earth pro" which allows direct comparison and measurement of the shadowing effect of adjoining buildings at different times of year.

At night, light from windows will cause light pollution to neighbouring properties.

### ***Cllr Carole Mulrone* left the meeting**

254. LOS/16/0002 SOS/15/01949/FUL

#### **58 LEIGH CLIFF ROAD, LEIGH-ON-SEA, SS9 1DN (Leigh Road Ward)**

Demolish part of existing side elevation, erect porch to front and side, erect two storey rear extension with Juliette balconies, raise height of roof to form self-contained flat, erect two dormer windows to side and one dormer window to front, install roof lights to side and alterations to parking layout to front.

**No Objection**

255. LOS/16/0003 SOS/15/01919/FUL  
**142 BROADWAY, LEIGH-ON-SEA, SS9 1AA (Leigh Road Ward)**  
Erect external staircase to rear and install door to rear at first floor level.

**No Objection**

*Cllr Donald Fraser left the meeting*

256. LOS/16/0006 SOS/15/02024/FULH  
**CLIFTON COTTAGE, BILLET LANE, LEIGH-ON-SEA, SS9 2EF  
(St Clement's Ward)**  
Erect two storey side and rear extension.

**No Objection**

*Cllr Donald Fraser re-joined the meeting*

257. LOS/16/0008 SOS/15/02090/FULH  
**32 VERNON ROAD, LEIGH-ON-SEA, SS9 2NG (Herschell Ward)**  
Erect part single/part two storey rear extension and single storey side extension.

**No Objection**

258. LOS/16/0009 SOS/15/01976/FULH  
**62 LEIGHAM COURT DRIVE, LEIGH-ON-SEA, SS9 1PU (Elms Ward)**  
Demolish existing garage and erect single storey side and rear extension incorporating new garage.

**No Objection**

259. LOS/16/0010 SOS/15/02049/FULH  
**6 FORFAR CLOSE, LEIGH-ON-SEA, SS9 3SD (Highlands Ward)**  
Erect single storey rear extension and alter elevations.

**No Objection**

260. LOS/16/0011 SOS/15/02018/FULH  
**174 BLENHEIM CHASE, LEIGH-ON-SEA, SS9 3HQ (St James Ward)**  
Erect single storey rear extension and alter elevations.

**No Objection**

261. LOS/16/0012 SOS/15/02007/FUL  
**LEIGH FISHERMANS CO-OP, VICTORIA WHARF, HIGH STREET, LEIGH-ON-SEA,  
SS9 2EN (St Clement's Ward)**  
Enclose existing storage area and install two air conditioning units to rear elevation.

**No Objection**

*Cllr Donald Fraser left the meeting*

262. LOS/16/0013 SOS/15/02114/PA3COU  
**CITY AND ESSEX LTD, FUTURA HOUSE, 49-51 GLENDALE GARDENS,  
LEIGH-ON-SEA, SS9 2AT (Elms Ward)**  
Change of use from office (Class B1) to flat (Class C3) and alter front and side elevations (Prior Approval).

**No Objection**

***Cllr Donald Fraser re-joined the meeting***

***Cllr Caroline Parker (Chairman of the Committee) left the meeting and Cllr Richard Herbert continued to chair it.***

263. LOS/16/0014 SOS/15/02144/FULH  
**17 STIRLING AVENUE, LEIGH-ON-SEA, SS9 3PP (Highlands Ward)**  
Erect single storey rear extension, projecting 4.3m beyond the existing rear wall of the dwelling, 2.6m high to eaves and with a maximum height of 3.9m.

**Objection**

The proposal would be too bulky and out of keeping with the current street scene.

264. LOS/16/0015 SOS/15/01946/FULH  
**3 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2DY (St Clement's Ward)**  
Replace existing timber framed windows to front elevation.

**No Objection**

265. LOS/16/0016 SOS/15/02105/FULH  
**8 BUXTON SQUARE, LEIGH-ON-SEA, SS9 3UD (Highlands Ward)**  
Erect part single/part two storey side and rear extensions, raise roof height, erect dormer to rear, install balcony to front and alter elevations.

**Objection**

The Committee object on the mass and bulk of the proposal that would be built at this location, particularly the roof and rear dormers which would be an overdevelopment.

266. LOS/16/0017 SOS/15/02109/FULH  
**195 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, SS9 3TL (Highlands Ward)**  
Demolish existing garage, erect first floor extension to convert bungalow into two storey dwellinghouse, erect single storey rear extension, erect porch and ramp to front and alter elevations.

**No Objection**

***Meeting closed at 9.05pm***