



Leigh-on-Sea Town Council

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Chairman:..Cllr Caroline Parker
Vice Chairman:..Cllr Paul Lawrence
Town Clerk:..Paul Beckerson



QUALITY
TOWN
COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & LICENSING COMMITTEE HELD ON
TUESDAY, 10TH SEPTEMBER 2013 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD,
LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Syrie Cox, Donald Fraser, Paul Lawrence

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

The meeting opened at 7.30pm

149. APOLOGIES FOR ABSENCE
Cllrs Margaret Cotgrove, Richard Herbert, Caroline Parker

150. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in minutes 155, 156, 157, 163 and 166 as a member of the Leigh Society Committee.

151. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 13th August 2013 were signed as a correct record subject to the amendment in item 135 that Cllr Syrie Cox had given her apologies.

LICENSING APPLICATIONS

152. None

PLANNING APPLICATIONS

153. LOS/13/0164 SOS/13/00895/FUL
115 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JN (Herschell Ward)
Enlarge existing vehicular access and convert garage to habitable accommodation.

There was uncertainty about whether the application had been amended. Members discussed the application, expressed a view and delegated the response to the Town Clerk in consultation with the Chairman of Planning.

Objection

The proposal to have a living room on the ground floor, although all the rest of the accommodation is on the first floor, will create a lot of unavoidable extra noise and disturbance for the resident of 115A (ground floor) as there will be frequent trips up and down the stairs. This will be exacerbated if there are children using the stairs.

The rear of the converted garage will be moved back to line up with the window of the living/dining room of 115A; an angled window of the conversion will look directly into this dining room window and the patio doors will give oblique views into this window at a distance of a couple of feet. The patio doors will also be used as a frequent access route to the rear garden with very close direct sight into the dining room. This will cause unreasonable overlooking and loss of privacy to the resident of 115A. (This passageway is currently only occasionally used to access the back door of the garage)

Subsequent to the committee meeting, Ms Galforg (Planning Officer) confirmed that the 'enlargement of the vehicular access' had been removed from the application, so there is no comment on that.

154. LOS/13/0205 SOS/13/01196/FULH
3 WESTCLIFF DRIVE, LEIGH-ON-SEA, SS9 2LB (Herschell Ward)
Roof extension to rear to connect two dormers.

No Objection

155. LOS/13/0201 SOS/13/01185/FULH
30 CANVEY ROAD, LEIGH-ON-SEA, SS9 2NN (Thames Ward)
Erect single storey rear extension and alter elevations.

Objection

There is already an extension at the rear, next to 32 Canvey Road, which is partly angled, presumably to preserve the ingress of light to no 32. The proposed extension will project at least 3 times as far as that, will be considerably higher and will significantly infringe a 45 degree line from the living room window of no 32. The proposal is directly to the south of no 32 so would result in a serious loss of light, sunlight and warmth to the rear of no 32, the high blank wall would be an oppressive outlook from the rear of no 32 and would result in overshadowing and a sense of enclosure; all of this is to the detriment of the amenity of adjoining residents at no 32.

The extension will be visible from the road spoiling the integrity of the Chapmanslord Conservation Area.

156. LOS/13/0202 SOS/13/01212/TCA
24 CANVEY ROAD, LEIGH-ON-SEA, SS9 2NN (Thames Ward)
Prune one Scottish Pine (Application for works to trees in a Conservation Area).

No Objection – subject to agreement by the Arboricultural Officer at Southend Council.

157. LOS/13/0203 SOS/13/01057/FULH
24 CANVEY ROAD, LEIGH-ON-SEA, SS9 2NN (Thames Ward)
New windows and frames.

Objection

This proposal is within the Chapmanslord Conservation Area and the SBC guidelines state:

Conservation Areas are "areas of special architectural or historic interest". The Council has a duty to preserve and enhance these areas and permission is normally only given if proposed development preserves or enhances its character. If replacement or reinstatement is necessary, purpose-made windows to match the original materials and external appearance should normally be installed.

From the information given, the proposed replacements do not appear to match the originals whilst it appears that Crittall make matching replacement windows. Neither the handles nor the openings appear to match the existing and nowhere in the proposals are there any windows that are 4 panes high as in the current ground floor bay.

Should this application proceed it would set a precedent for other proprietors to attempt further inappropriate changes.

158. LOS/13/0204 SOS/13/01191/FULH
27 BLENHEIM CRESCENT, LEIGH-ON-SEA, SS9 3DT (St James Ward)
Roof extension to front and rear, insertion of rooflights, two storey rear extension with Juliet balconies (Amended Proposal).

Objection

The Juliet balconies would cause loss of amenity through actual and perceived overlooking of neighbouring private gardens, to a far greater extent than normal windows.

159. LOS/13/0206 SOS/13/01214/FULH
10 FAIRLEIGH DRIVE, LEIGH-ON-SEA, SS9 2JA (Elms Ward)
Erect single storey rear and side extension. (Amended Application).
- No Objection**
160. LOS/13/0207 SOS/13/01167/AD
105 LEIGHAM COURT DRIVE, LEIGH-ON-SEA, SS9 1PT (Elms Ward)
Application for Approval of Details pursuant to Conditions 3 (Materials), 8 (Landscaping), and 9 (Permeable front hardstanding) of Planning Permission SOS/12/00932/FUL dated 05/09/12.
- Objection**
The proposed scheme does little to soften a mainly hard surface at the front of the property, or contribute to the street scene; nor is there any biodiversity contribution.
161. LOS/13/0208 SOS/13/01209/FULH
71 THAMES DRIVE, LEIGH-ON-SEA, SS9 2XQ (Thames Ward)
Erect single storey side and rear extension and convert existing flat roof to pitched roof.
- Objection**
The proposed extensions, together with those already in place, will result in overdevelopment of the site, indicated by the relatively little private amenity space remaining for such a large dwelling.
- The additional extension to the north-west corner of the house is effectively on the boundary, presenting no 69 with an oppressive blank wall to the south during winter months, or if the screening tree has to be removed.
162. LOS/13/0209 SOS/13/01240/NON
3 WARREN ROAD, LEIGH-ON-SEA, SS9 3TT (Highlands Ward)
Alter fenestration to the single storey side and rear extension, alterations to the lantern rooflights to the rear and side. (Non Material Amendment To Planning Permission 12/00718/FULH granted permission on the 20th July 2012).
- No Objection**
163. LOS/13/0210 SOS/13/01235/FULH
23 VICTORIA ROAD, LEIGH-ON-SEA, SS9 1AU (St Clement's Ward)
Convert roof to flat roof and erect balcony to rear.
- Objection**
The proposed balcony would result in actual and perceived overlooking of the neighbouring properties and gardens, and loss of privacy
164. LOS/13/0211 SOS/13/01190/TPO
1557 LONDON ROAD, LEIGH-ON-SEA, SS9 3NQ (Highlands Ward)
Fell 1 Ash Tree (T1) to front of property (works to trees covered by Tree Preservation Order).
- No Objection**
165. LOS/13/0212 SOS/13/01133/GPDE
67 WALKER DRIVE, LEIGH-ON-SEA, SS9 3QT (Highlands Ward)
Erect conservatory to rear. Projecting 6m beyond the existing rear wall of the dwelling, 2.45m high to the eaves and with a maximum height of 4.35m.
- No Objection**
166. LOS/13/0213 SOS/13/01208/PA3COU
1 WEST STREET, LEIGH-ON-SEA, SS9 1QG (St Clement's Ward)
Change of use of first floor office (Class B1) into 2 self contained flats (Class C3).
- No Objection**

167. LOS/13/0214 SOS/13/01265/GPDE
34 HARLEY STREET, LEIGH-ON-SEA, SS9 2NJ (Thames Ward)
Erect single storey rear extension projecting 3.63m beyond the existing wall of the dwelling, 2.6m high to the eaves and with maximum height of 3.9m.

No Objection

168. LOS/13/0215 SOS/13/01224/FULH
11 MARSHALL CLOSE, LEIGH-ON-SEA, SS9 3SS (Highlands Ward)
Convert garage to habitable accommodation, erect single storey rear extension and two storey side and rear extension with dormer window.

No Objection

The meeting closed at 8.30pm