



Leigh-on-Sea Town Council

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



MINUTES OF THE MEETING OF THE PLANNING & LICENSING COMMITTEE HELD ON TUESDAY, 12TH NOVEMBER 2013 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Donald Fraser, Paul Lawrence and Caroline Parker

In Attendance: Sue Marx (Clerk) and 1 member of public

The meeting opened at 7.30pm

215. APOLOGIES FOR ABSENCE
Cllrs Carole Mulroney, Syrie Cox

216. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a pecuniary interest in minute 225 as his son owns the property next door. Cllr Fraser also declared a non-pecuniary interest in minutes 221, 222, 223 and 224 as a member of the Leigh Society Committee.

Cllr Margaret Cotgrove declared a pecuniary interest in minute 227 as she knows the owner of this property.

217. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 22nd October 2013 were signed as a correct record.

LICENSING APPLICATIONS

218. None

PLANNING APPLICATIONS

219. LOS/13/0261 SOS/13/01566/OUT
110 MARGUERITE DRIVE, LEIGH-ON-SEA, SS9 1NW (Leigh Road Ward)
Convert storage units (Class B8) into 2 dwelling houses (Class C3) with associated external works, lay out parking, refuse/cycle storage, amenity space and form new vehicle access onto Marguerite Drive (outline).

Objection

It is overdevelopment, indicated by the lack of *private* amenity space.

There will be a loss of on-street parking at a location where there is high demand for it: opposite the Health Centre and next to a Chemist.

There is concern that the manoeuvring of cars into and out of these driveways will cause traffic problems as they will be directly opposite the sole exit from the Health Centre car park.

There is also concern that, on the plans, there appears to be no means of containing and removing rain water from the flat section of roof on the east side of the building.

220. LOS/13/0250 SOS/13/01427/FULH
24 VERNON ROAD, LEIGH-ON-SEA, SS9 2NG (Herschell Ward)
Erect two storey rear extension with balcony.

Objection

The proposed full width, full height glass doors on the first floor of the extension and the (apparently) glass-fronted balcony would result in real and perceived overlooking of adjacent private gardens.

221. LOS/13/0257 SOS/13/01412/FUL
THE MAYFLOWER, 5 HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)
Demolish existing store, form underground cold cellar, erect stair case enclosure and alter access into car park.

No Objection

222. LOS/13/0251 SOS/13/01399/FUL & SOS/13/01397/FUL
42 BROADWAY, LEIGH-ON-SEA, SS9 1AJ (St Clement's Ward)
Change of use of part of ground floor from retail (Class A1) to financial and professional services (Class A2) and alter elevations.
Change of use of A1/A3 Unit (Sui Generis) To A1/A2 (Sui Generis) (Temporary application for permission for 2 years)

(Applications currently withdrawn)

223. LOS/13/0258 SOS/13/01591/FULH
23 VICTORIA ROAD, LEIGH-ON-SEA, SS9 1AU (St Clement's Ward)
Alterations to existing rear elevation (Amended Proposal).

No Objection

224. LOS/13/0262 SOS/13/01470/FULH
96 LEIGH HILL, LEIGH-ON-SEA, SS9 1AR (St Clement's Ward)
Remove part of front boundary wall, form vehicular access onto Leigh Hill and layout hardstanding to front to form parking space for own vehicle.

Objection

The proposal would result in a loss of on-street parking in an area of parking stress close to the primary shopping area.

It would be detrimental to the street scene in a conservation area. The traditional boundary walls and planted gardens are important parts of the townscape, and the loss of any more of either would be regrettable. SPD 1 (324) states "Front Gardens in particular should be maintained as planted areas wherever possible" and (325) "where there is adequate space..to allow..landscaping and partial enclosure of the frontage with a traditional boundary wall or railings." There are hardstandings at 90-92 and the addition of a further hardstanding at 96 would alter the balance between soft and hard landscapes in this terrace.

A similar application 10/01726 was refused here in 2010 and an appeal against the refusal was dismissed.

Cllr Donald Fraser left the meeting.

225. LOS/13/0252 SOS/13/01499/FUL
42 GLENDALE GARDENS, LEIGH-ON-SEA, SS9 2AS (Elms Ward)
Change of use from retail (Class A1) to dwellinghouse (Class C3) part demolish existing building, erect two storey front extension, first floor rear extension, dormer window to front elevation and form rooms in roof and layout amenity area.

Objection

The proposal would be overdevelopment with a contrived design.
The amenity area appears to be directly under the first floor patio doors and juliet balcony of no.38, so completely overlooked and benefitting from little sunlight.
All windows, with the exception of the obscured one, are small with a northerly outlook which will make the interior gloomy and offer poor quality living conditions for potential residents.

Cllr Donald Fraser returned to the meeting.

226. LOS/13/0253 SOS/13/01519/FULH
87 ELMSLEIGH DRIVE, LEIGH-ON-SEA, SS9 3DS (Bonchurch Ward)
Erect single storey rear extension.

No Objection

Cllr Margaret Cotgrove left the meeting.

227. LOS/13/0254 SOS/13/01441/FUL
1259 LONDON ROAD, LEIGH-ON-SEA, SS9 2AF (Bonchurch Ward)
Demolish existing builder's merchant and erect 3 storey building with commercial unit to ground floor and 9 no residential flats above.

Objection

No parking is provided for the commercial unit.
There is concern about the extra traffic in a very busy road. Could a traffic survey be conducted?
The siting of the bin store does not seem to be very practical.

Cllr Margaret Cotgrove returned to the meeting.

Cllr Paul Lawrence left the meeting due to feeling unwell.

228. LOS/13/0255 SOS/13/01502/FUL
GILES WILSON, 1711 LONDON ROAD, LEIGH-ON-SEA, SS9 2SW (Highlands Ward)
Erect part two/part three storey rear extension to existing offices.

Objection

The 3 storey extension will cause a considerable loss of light to both the house and garden at No. 1713. The high blank wall on the western elevation would create an oppressive outlook from the rear of No. 1713 .

229. LOS/13/0260 SOS/13/01586/FUL
1611 LONDON ROAD, LEIGH-ON-SEA, SS9 2SQ (Highlands Ward)
Change of use from Retail (Class 1) to Non-Residential institution (Class D1) and alter shopfront.

No Objection

230. LOS/13/0264 SOS/13/01541/FUL
THE HARRY PUBLIC HOUSE, 1517 LONDON ROAD, LEIGH-ON-SEA, SS9 2SF (Highlands Ward)
Install new ducting and ventilation equipment (Amended Proposal) (Retrospective).

No Objection Subject to the equipment complying with all relevant guidelines on noise and odour.

Cllr Caroline Parker left the meeting.

231. LOS/13/0259 SOS/13/01571/FULH
41 TATTERSALL GARDENS, LEIGH-ON-SEA, SS9 2QS (Thames Ward)
Erect single storey side extension, alter roof over existing rear extension to form balcony with glazed screen and railings, install bi-folding doors to rear elevation.

Objection

The front of the extension/bike store should be set back to appear subservient to the main building, particularly as the style and proportions do not relate well to the existing door and front elevation.

The obscure glazing either side of the balcony should be high enough to prevent adjacent properties being casually overlooked.

232. PLANNING COMMITTEE BUDGET 2014/15

Sheet 2

1st Planning Budget

Heading	B/F 2013/14	Income	Expenditure
Staff costs		0	7,424
Planning		0	500
Neighbourhood Plan	2,000	0	0
Other items (specify)		0	0
Total	2,000	0	7,924

The budget was **agreed**.

The meeting closed at 9.03pm.