



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk www.leighonseatowncouncil.gov.uk

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, 11TH FEBRUARY 2014 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Cllr Carole has offered her resignation from the Planning & Licensing Committee.

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

In Attendance: Sue Marx (Clerk)

The meeting opened at 7.33pm

300. APOLOGIES FOR ABSENCE

None

301. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in minutes 306, 308 and 314 as he is a member of The Leigh Society committee.

302. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 28th January 2014 were signed as a correct record after the amendment of Minute 278.

LICENSING APPLICATIONS

303. None

PLANNING APPLICATIONS

304. LOS/14/0031 SOS/14/00052/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 (Amended Proposal).

No Objection subject to an imposed condition that the obscure glass side screens to the balcony should be high enough to prevent overlooking i.e. 1.8m – in line with point 4.5 of the officer's report on the previous application at this address.

305. LOS/14/0032 SOS/14/00043/FULH

54 THAMES DRIVE, LEIGH-ON-SEA, SS9 2XD (Thames Ward)

Demolish garage, erect porch to front, single storey rear extension, form raised patio at rear, alter elevations and lay out hardstanding.

No Objection – subject to the new hardstanding being permeable and the soft landscaping being retained

306. LOS/14/0033 SOS/14/00050/FUL

THE MAYFLOWER, 5 HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)

Erect single storey side extensions, extend existing shopfront and alter elevations.

No Objection

307. LOS/14/0034 SOS/13/01864/FULH
10 GLEN ROAD, LEIGH-ON-SEA, SS9 1EU (Leigh Road Ward)
Erect single storey rear extension, alter balcony at first floor and erect raised decking at rear.

Objection

Because the ground level drops away from the house, the proposed extension would be far higher above the adjoining gardens than a normal single storey extension. The high blank side walls would be obtrusive and oppressive from the adjoining houses and gardens on either side.

308. LOS/14/0035 SOS/14/00056/FULH
22 LEIGH PARK ROAD, LEIGH-ON-SEA, SS9 2DU (St Clement's Ward)
Extend existing hardstanding.

Objection

This proposal would be detrimental to the street scene in the Leigh Conservation Area because of the loss of soft landscaping which adds to the road's attractive character. There will also be the loss of permeable surface on a steep road and steep gardens and a reciprocal increase in hard surface in the road.. No other of the narrow traditional houses on this side of the road has more than a single hardstanding and this would set an unwelcome precedent. The Design and Townscape Guide paras. 324 – 327 discourages additional hardstanding and encourages the retention of boundary walls and soft landscaping in Conservation areas.

309. LOS/14/0036 SOS/13/01891/FULH
LYNWOOD, FORESTVIEW DRIVE, LEIGH-ON-SEA, SS9 3TR (Highlands Ward)
Erect first floor front extension and single storey rear extension and form front and rear roof dormers to create habitable second floor accommodation.

Objection

This is a small road of only 4 traditional style houses. For one to change to this eclectic modern design would be totally out of character with the street scene and discordant in such close proximity to the others. The traditional chimneys, which add character, are to be removed and replaced by an industrial looking steel flue. This and the curved window at the front are incongruous in, and detrimental to, the street scene, as are the materials proposed. The rear dormer is not incidental in the roof space and the patio doors at 2nd floor level would give rise to real and perceived overlooking of the neighbouring garden; currently there appear to be no balconies, or even windows, at 2nd floor level, in the vicinity.

310. LOS/14/0037 SOS/14/00072/FUL
53 ELM ROAD, LEIGH-ON-SEA, SS9 1SP (St Clement's Ward)
Install window at front to first floor.

No Objection

311. LOS/14/0038 SOS/14/00074/FUL
159 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JF (Leigh Road Ward)
Convert part of ground floor into self-contained flat and alter elevations.

No Objection

312. LOS/14/0039 SOS/13/01881/FUL
OCL RAIL LTD, 135 PALL MALL, LEIGH-ON-SEA, SS9 1RE (Elms Ward)
Change of use of office on ground floor (Class A2) to self-contained flat (Class C3) and alter elevations.

No Objection to the principal of conversion - however the layout of the elevations is of poor quality for a residential property; it still looks like a shop with the door blocked in. The area that was the shop forecourt should be turned into a garden, preferably with a boundary wall or fence

to reinforce the residential nature of the property and make a positive contribution to the street scene.

313. LOS/14/0040 SOS/13/01833/FUL
83 ELM ROAD, LEIGH-ON-SEA, SS9 1SP (Elms Ward)
Erect two storey rear extension with balcony at rear and reposition existing staircase.

No Comment

314. LOS/14/0041 SOS/14/00054/FULH
34 CLIFF PARADE, LEIGH-ON-SEA, SS9 1BB (St Clement's)
Erect roof extension to form rooms in roof with balcony and alter front elevation (Amended Proposal).

Objection

The top of the gable should be set further down from the ridge line in keeping with the neighbouring roof gables.

The materials for the proposed gable of UPVC windows and doors and steel balcony frame with opaque glass panels do not respect the lower floors and are contrary to the Conservation Area Guidelines.

SPD1, Design & Townscape Guide chapter 9.4, Conservation Areas, stresses the need for retention of, and/or replacement with, traditional materials; para. 310 : Non-traditional materials.....are normally not acceptable.

315. LOS/14/0042 SOS/14/00180/TPO
46 FLEMMING AVENUE, LEIGH-ON-SEA, SS9 3AW (Bonchurch Ward)
Prune one oak tree (works to trees covered by a Tree Preservation Order).

As this tree is due west of the applicant's property, there will only be loss of sunlight later in the day and no-one is entitled to a private view. However there is **no objection** in principle to some pruning subject to a report from a professional arboriculturist. Raising the crown may allow more light into the garden than crown reduction.

The meeting closed at 8.40pm.